

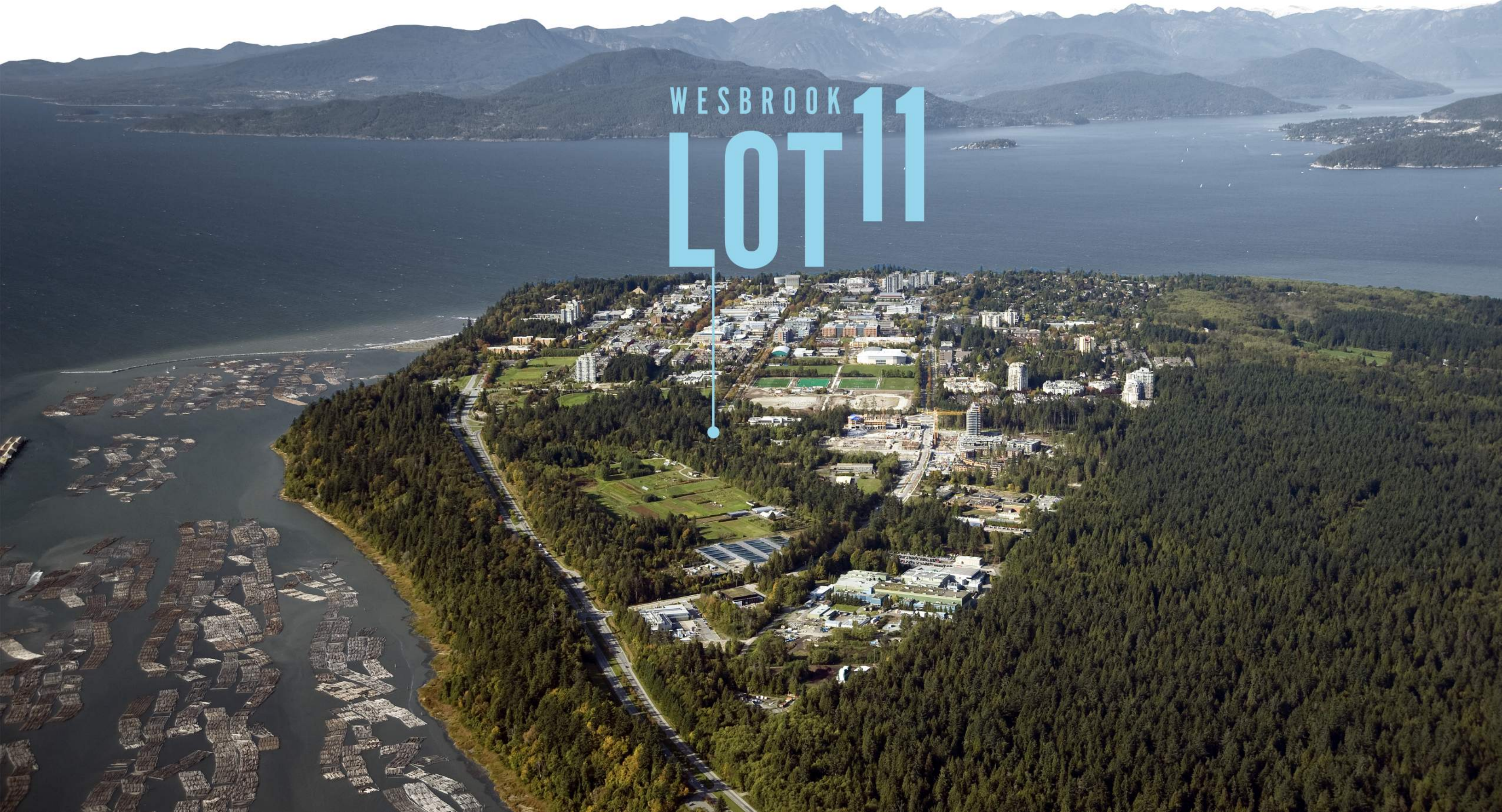


UBC PROPERTIES TRUST

ZGF P+A

Development Permit Application Submission
September 7th, 2017

WESBROOK LOT 11



Project Information

Project Team

Drawing List

Site Location:

Ross Drive & Birney Avenue,
Wesbrook Village,
University of British Columbia,
Vancouver BC

Title:

Lot 11, District Lot 6494, Group 1,
New Westminster District, Plan EPP29484
Parcel Identifier: 029-436-796

Zoning:

SC2B

Client:

UBC Properties Trust
Contact: Megan Pohanka
604-742-3233
mpohanka@ubcproperties.com

Architect:

ZGF Architects Inc.
Contact: Liam Davis
604-558-8405
liam.davis@zgf.com

Landscape Architect:

Perry + Associates Inc.
Contact: Michael Patterson
604-738-4118
mp@perryandassociates.ca

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Development Overview

Site+Context

Lot 11 is situated along the South/West greenway boundary of Wesbrook Place Neighbourhood. The site is bound by Ross Drive to the North/East, and wrapped by the proposed pedestrian/cycle greenway pathway to the South/East, West, and North/West. Beyond this greenway to the South lies the UBC Farm.

Along with following all setbacks outlined within its SC2B zoning classification, the project also has an increased setback from the South/East Property Line to protect a tree retention area. An eagles nest within an off-site-tree near to the South/East Property Line is being professionally monitored, and the resulting recommendations require all trees within 60m of this nest are to be retained (which this project is fully supporting).

Proposed Project

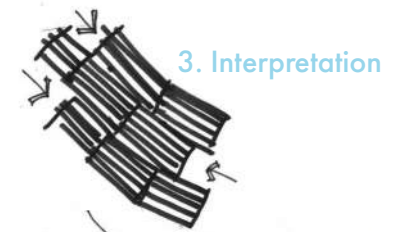
As per the zoning and density allocation within the Neighbourhood Plan, the project consists of a 14-storey market rental tower to the North/West portion of this linear site, and two blocks of 20x3-storey townhomes to the South/East. The project is orientated and designed to provide strong frontage and passive security to both Ross Drive to the North/East and the proposed pedestrian/cycle greenway pathway to the South/East.

Residential units within the 14-storey market rental tower offers studio, 1-bedroom, 2-bedroom, 3-bedroom single level units; and ground orientated 3-bedroom mezzanine units. The townhomes each provide 3-bedrooms, plus a 300SqFt basement flex space. The project's indoor amenity allocation will be provided through a enlarged multi-use lobby area with adjacent outdoor amenity area. Additional outdoor amenity area will be provided through a shared roof deck at the roof level of the 14-storey tower.

All resident and visitor parking stalls are provided within an underground 2-level parkade. And, resident loading facilities are provided on-site at grade.

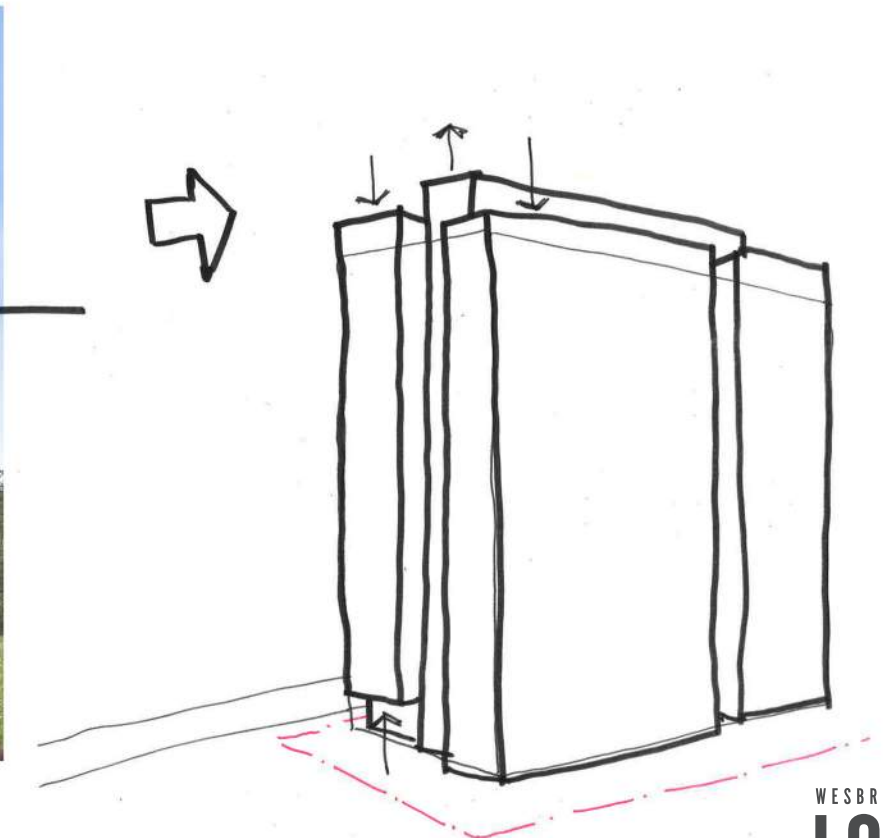


Building Massing Exploration:
Form



4. Application

Building Massing Exploration:
Height



Design Rationale & Design Policy Compliance

Neighbourhood Context

The finer detail and urban design being developed throughout this project is aiming to complement the existing built form, public realm and landscape design in Wesbrook Village.

The project is offering ground orientated dwelling units throughout the scheme in the form of single level, 2-storey and 3-storey townhouse dwellings. Outdoor living spaces (typically raised above the sidewalk level throughout to ensure privacy) associated to these ground orientated units increase their livability and provide the neighbourhood with increased security through passive surveillance and an active street frontage.

Axial Views and framed view corridors have been identified and respected throughout the development to keep the presence of the forested edge surrounding the village paramount. This connection to the forested edge is strengthened both visually and physically through pedestrian links created on site from the Ross Drive public realm through to the future pedestrian/cycle greenway pathway at the forested edge.

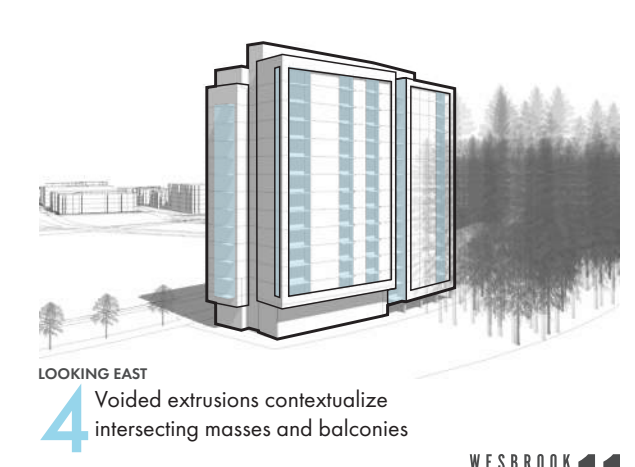
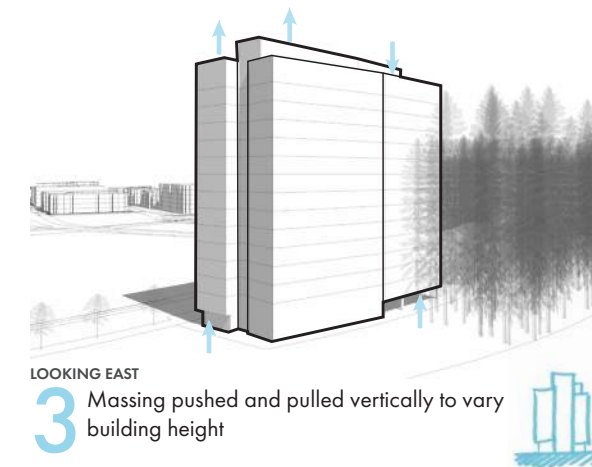
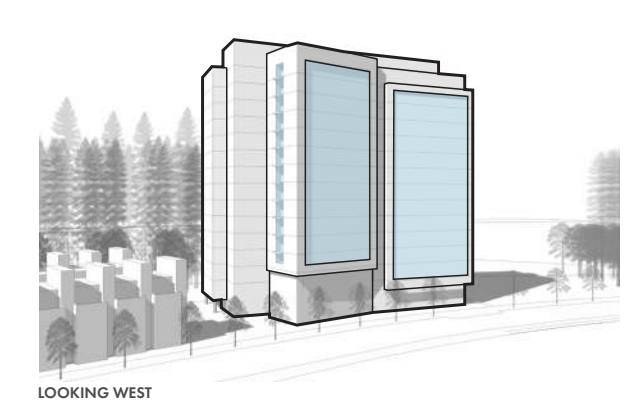
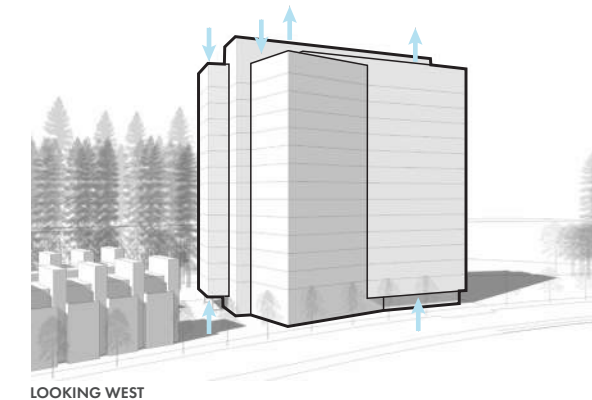
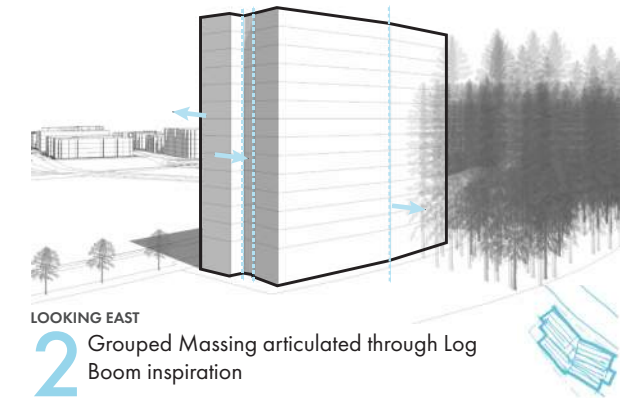
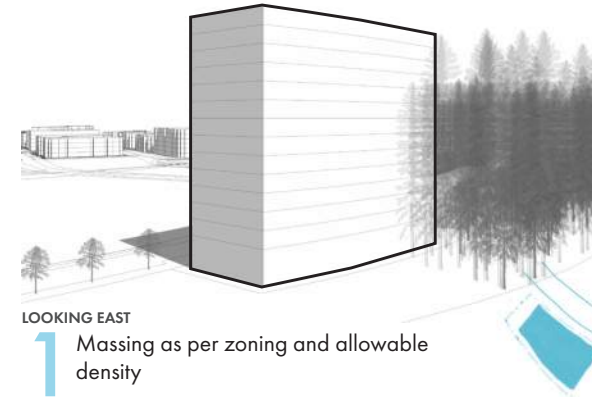
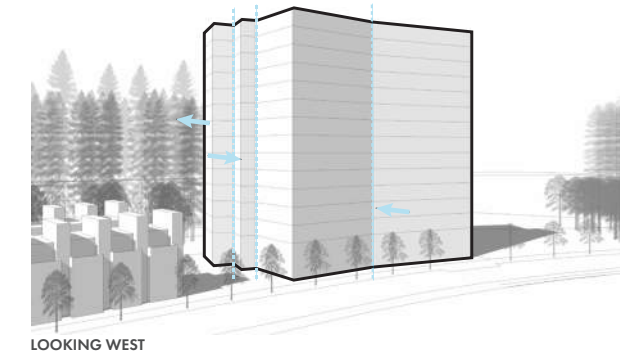
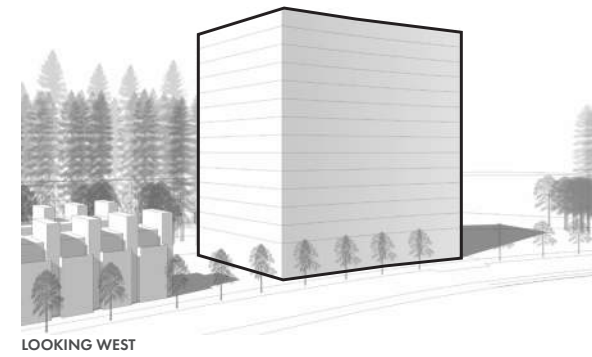
Architecture & Materiality

To give the project a greater relationship to its surroundings, the design uses subtle cues to help shape its massing, orientation, materiality and detailing:

- Firstly, perceived size of mass: The project sought to offer a tower that both maximizes the allowable density prescribed within the Wesbrook Place Neighbourhood Plan and a reduced mass that aligns with the existing context and urban grain. The projects massing exploration used cues from the exiting log booms and varying tree canopy heights from the site's context to break down the overall mass of the tower. The result is a convergence of smaller forms, which offer the target density within the maximum allowable building heights, but appearing as a smaller and more articulated mass overall.
- Secondly, this massing exploration aligned two key ideas for building orientation: The layout aimed to reduce the number of units with direct eastern and western solar gain exposure; Whilst also providing a greater orientation of units which address the street and the village to the North, and the greenway and views beyond to the South.
- Thirdly, the continuation of a simple, contextual material palette, which offers honest west coast textures and colours. The project utilizes three key contrasting tones to help highlight the break-down of building mass: White panel siding (highlighting the bold projecting masses); A charcoal panel siding (to form a higher contrast within the white panel siding recesses); And warm tones of either a buff brick or composite wood paneling.

Amenity

The development is providing an active and expansive amenity area adjoining the lobby area. This space is intending to be a bright and vibrant multi-use space for residents to both work and socialize, with a focus on encouraging a sense of community amongst all residents. This space is adjacent to an outdoor amenity area within the central plaza, further encouraging continuous animation and activity of this space. The development is also providing an outdoor shared rooftop at the roof level of the tower.



DEVELOPMENT DATA

GROSS SITE AREA	54,610 SqFt	5,073 SqM
SITE COVERAGE	34.0%	(MAXIMUM 50%)
TOTAL TOWNHOUSE AREA	32,044 SqFt	2,976.98 SqM
TOTAL TOWER UNIT AREA	108,286 SqFt	10,060.12 SqM
COMMON STAIRWELLS, ELEVATOR SHAFT & LOBBY	19,274 SqFt	1,790.59 SqM
TOTAL AMENITY AREA	1,160 SqFt	107.73 SqM
GROSS FLOOR AREA	160,763 SqFt	14,935.43 SqM
F.S.R (FLOOR SPACE RATIO)	2.80 F.S.R	(2.8 F.S.R ALLOWABLE FOR THIS SITE)
NET RESIDENTIAL AREA	140,330 SqFt	13,037.10 SqM
NET RESIDENTIAL/GFA (OVERALL EFFICIENCY)	87.29%	

PARKING & LOADING CALCULATIONS

PARKING STALLS PERMITTED:		
TOWN HOUSING (FACULTY AND STAFF)	20 STALLS	1.0 STALL PER PRINCIPAL DWELLING UNIT
APARTMENT HOUSING (MARKET RENTAL)	144 STALLS	1.0 STALL PER 70 SqM OF BUILDING AREA MAXIMUM
VISITOR	18 STALLS	0.1 STALL PER PRINCIPAL DWELLING UNIT
TOTAL PARKING SPACES PERMITTED:	182 STALLS	
PARKING STALLS PROVIDED:		
TOWNHOUSE PARKING STALLS	40 STALLS	2.0 STALLS PER PRINCIPAL DWELLING UNIT
TOWER PARKING STALLS	108 STALLS	0.7 STALLS PER PRINCIPAL DWELLING UNIT - VARIANCE REQUIRED
VISITOR STALLS	15 STALLS	10% OF PROVIDED STALLS - VARIANCE REQUIRED
TOTAL PARKING STALLS PROVIDED	163 STALLS	
OF WHICH:		
ACCESSIBLE STALLS	18 STALLS	0.1 STALL PER PRINCIPAL DWELLING UNIT
SMALL STALLS	28 STALLS	17.2% OF TOTAL STALLS (MAXIMUM 25% ALLOWABLE)

LOADING: ONE 26'-3" x 16'-5" (5m x 8m) LOADING STALL LOCATED ON-SITE AND AT GRADE IN THE CENTRAL PLAZA BETWEEN THE TOWNHOMES AND THE TOWER

BICYCLE STORAGE CALCULATIONS

BICYCLE SPACES REQUIRED:		
TOWNHOMES	30 CLASS I STALLS	1.50 SPACES PER DWELLING - LOCATED WITHIN INDIVIDUAL UNITS
TOWER	230 CLASS I STALLS	1.50 SPACES PER DWELLING UNIT
CLASS II	80 CLASS II STALLS	16 STALLS PER 35 DWELLING UNITS (1x16-space rack per 35 units)
	(Or: 5 x 16-SPACE BICYCLE RACKS)	
BICYCLE SPACES PROVIDED:		
TOWNHOMES	40 CLASS I SPACES	LOCATED WITHIN INDIVIDUAL UNITS
TOWER	230 CLASS I SPACES	LOCATED WITHIN BELOW GRADE BICYCLE STORAGE ROOMS
CLASS II	80 CLASS II SPACES	LOCATED ACROSS THE SITE AT GRADE

SETBACK & BUILDING HEIGHT INFORMATION

REQUIRED SETBACKS:	ALLOWABLE BUILDING HEIGHT:
EAST (ROSS DRIVE): 8.2' / 2.5m FRONT YARD SETBACK	14 storeys / 141' / 43m
SOUTH: 8.2' / 2.5m SIDE YARD SETBACK	
WEST: 8.2' / 2.5m REAR YARD SETBACK	PROPOSED BUILDING HEIGHT:
NORTH: 8.2' / 2.5m SIDE YARD SETBACK	14 storeys / 141' / 43m

REQUESTED VARIANCES

1: Reducing the number of vehicle parking stalls required for units located in the tower from 1.0 stall per 70SqM of building area (144 stalls required) down to 0.7 stalls provided per unit (108 stalls). Using recent projects as a precedent, this reduced parking ratio provides a sufficient number of stalls for its intended use within a minimal amount of parkade levels.

2: Reducing the number of vehicle parking stalls required for visitors from 0.1 stall per principal dwelling unit (18 stalls required) down to providing an additional 10% of vehicle stalls provided (15 stalls) for visitor use. Using recent projects as a precedent, this reduced parking ratio provides a sufficient number of stalls for its intended use within a minimal amount of parkade levels.

GFA SUMMARY

TOWER RESIDENTIAL AREA:					
UNIT TYPE	% OF TOTAL	NO.	UNIT AREA	TOTAL AREA	
MICRO SUITE	14.4%	22 x UNITS	351 - 394 SqFt	8,450 SqFt	785.00 SqM
JUNIOR ONE BEDROOM	22.2%	34 x UNITS	424 - 560 SqFt	16,405 SqFt	1,524.05 SqM
ONE BED	12.4%	19 x UNITS	532 - 716 SqFt	11,849 SqFt	1,100.84 SqM
TWO BEDROOM	38.6%	59 x UNITS	773 - 964 SqFt	51,523 SqFt	4,786.69 SqM
THREE BEDROOM	9%	14 x UNITS	1,066 - 1,073 SqFt	14,934 SqFt	1,387.44 SqM
THREE BEDROOM MEZZANINE UNITS	3%	5 x UNITS	912 - 1,197 SqFt	5,125 SqFt	476.09 SqM
TOWER TOTAL:	100%	153 x UNITS		108,286 SqFt	10,060.12 SqM
TOWNHOUSE RESIDENTIAL AREA:		20 x UNITS	1,602 - 1,602 SqFt	32,044 SqFt	2,976.98 SqM
TOTAL RESIDENTIAL AREA:		173 x UNITS		140,330 SqFt	13,037.10 SqM
TOTAL CIRCULATION & LOBBY AREA				19,274 SqFt	1,790.59 SqM
TOTAL AMENITY AREA (EXCL. FROM FSR)				1,160 SqFt	107.73 SqM
TOTAL GFA				160,763 SqFt	14,935.43 SqM
INSUITE UNIT STORAGE (EXCL. FROM FSR - Max. 3.7SqM / 40SqFt allowable per dwelling unit)				6,920 SqFt	642.89 SqM

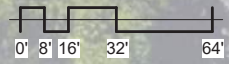
SUMMARY OF FLOOR AREA BY LEVEL AND EXCLUSIONS

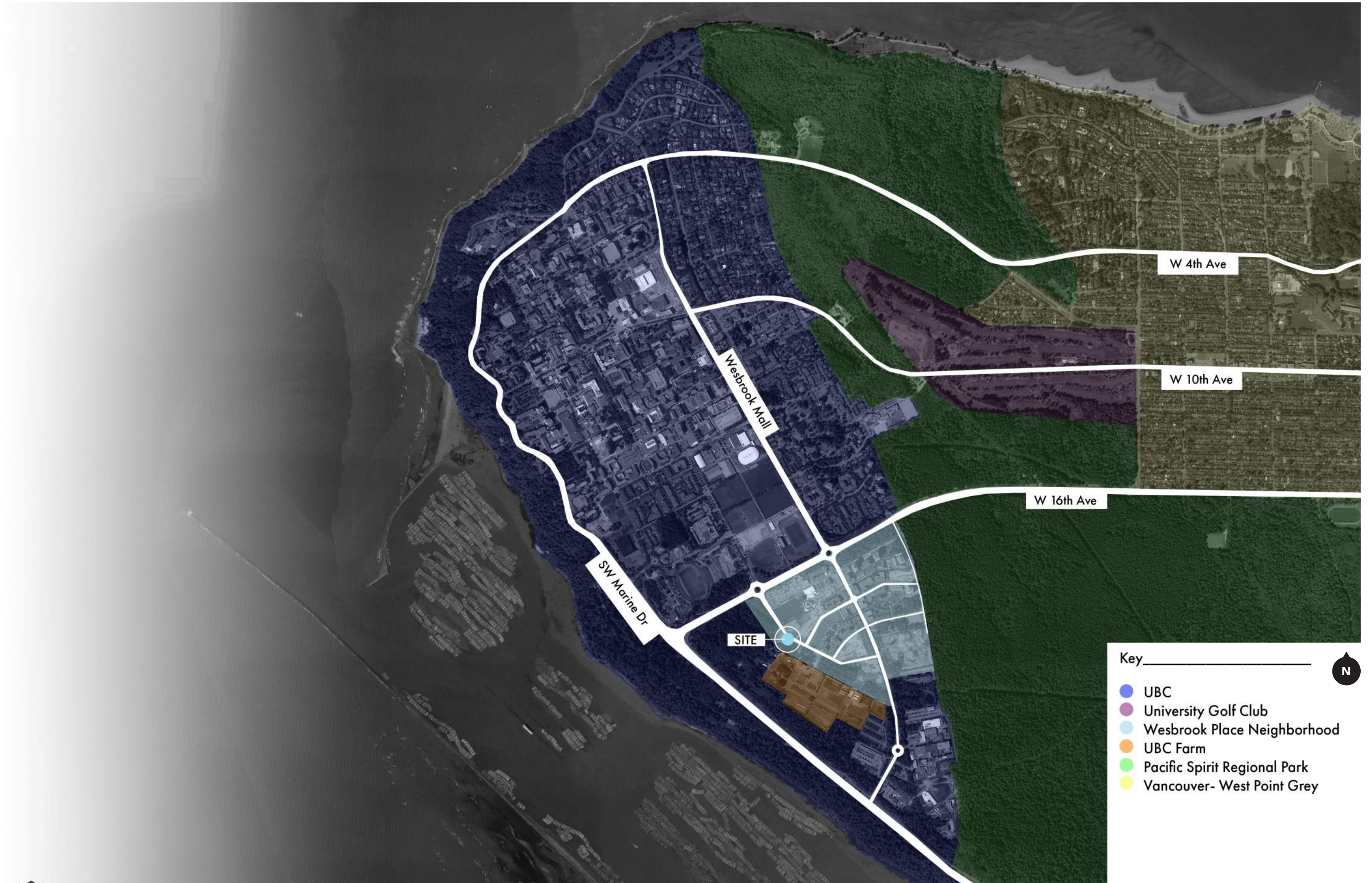
TOWER:	AREA EXCLUDED	TOTAL AREA (Inc.Exclusions & Common Areas)	
LEVEL 1	Lobby Amenity - 1160 SqFt / 107.73 SqM In-suite Storage - 120 SqFt / 11.15 SqM	7,563 SqFt	702.64 SqM
LEVEL 2	In-suite Storage - 360 SqFt / 33.45 SqM	6,573 SqFt	610.63 SqM
LEVEL 3	In-suite Storage - 440 SqFt / 40.88 SqM	9,219 SqFt	856.45 SqM
LEVEL 4	In-suite Storage - 480 SqFt / 44.59 SqM	9,612 SqFt	892.97 SqM
LEVEL 5	In-suite Storage - 480 SqFt / 44.59 SqM	9,612 SqFt	892.99 SqM
LEVEL 6	In-suite Storage - 480 SqFt / 44.59 SqM	9,612 SqFt	892.99 SqM
LEVEL 7	In-suite Storage - 480 SqFt / 44.59 SqM	9,612 SqFt	892.99 SqM
LEVEL 8	In-suite Storage - 480 SqFt / 44.59 SqM	9,612 SqFt	892.99 SqM
LEVEL 9	In-suite Storage - 480 SqFt / 44.59 SqM	9,612 SqFt	892.99 SqM
LEVEL 10	In-suite Storage - 480 SqFt / 44.59 SqM	9,612 SqFt	892.99 SqM
LEVEL 11	In-suite Storage - 480 SqFt / 44.59 SqM	9,612 SqFt	892.99 SqM
LEVEL 12	In-suite Storage - 480 SqFt / 44.59 SqM	9,612 SqFt	892.99 SqM
LEVEL 13	In-suite Storage - 440 SqFt / 40.88 SqM	9,609 SqFt	892.73 SqM
LEVEL 14	In-suite Storage - 440 SqFt / 40.88 SqM	9,247 SqFt	859.11 SqM
ROOF DECK ACCESS VESTIBULE	- Excluded from F.S.R	128,720 SqFt	11,958.45 SqFt
TOWNHOMES:			
BASEMENT	- Excluded from F.S.R		
LEVEL 1		11,000 SqFt	1,021.93 SqM
LEVEL 2	In-suite Storage - 800 SqFt / 74.32 SqM	11,444 SqFt	1,063.16 SqM
LEVEL 3		9,600 SqFt	891.88 SqM
		32,044 SqFt	2,976.98 SqFt

AMENITY SPACE CALCULATIONS

MAXIMUM ALLOWABLE AMENITY SPACE:	16,076 SqFt	1,493.54 SqM (10% OF TOTAL G.F.A)
AMENITY SPACE PROVIDED:	LOBBY AMENITY: 1,160 SqFt	108 SqM 0.7% OF TOTAL G.F.A

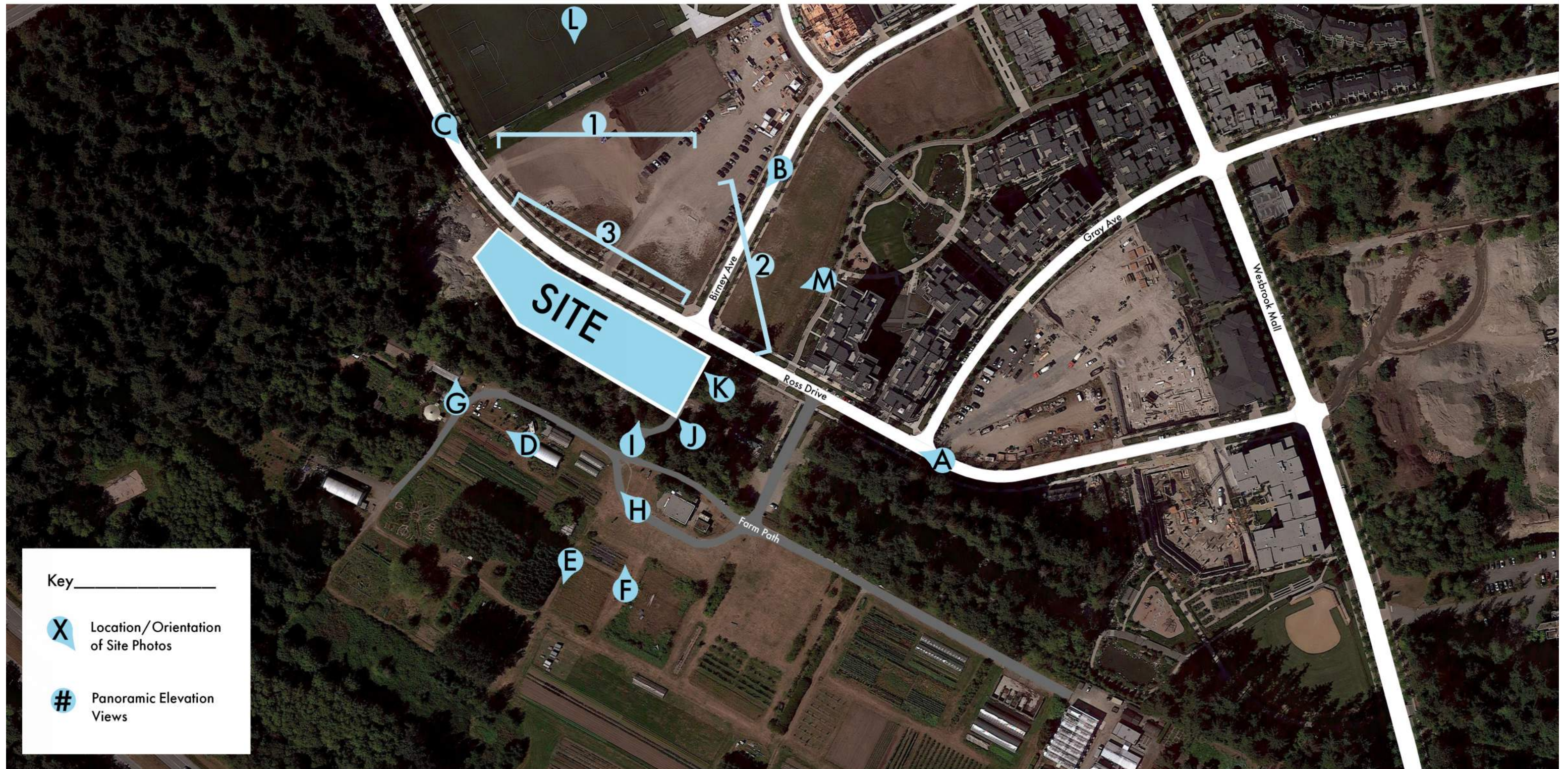
Context Plan
Scale: 1/64" = 1'-0"







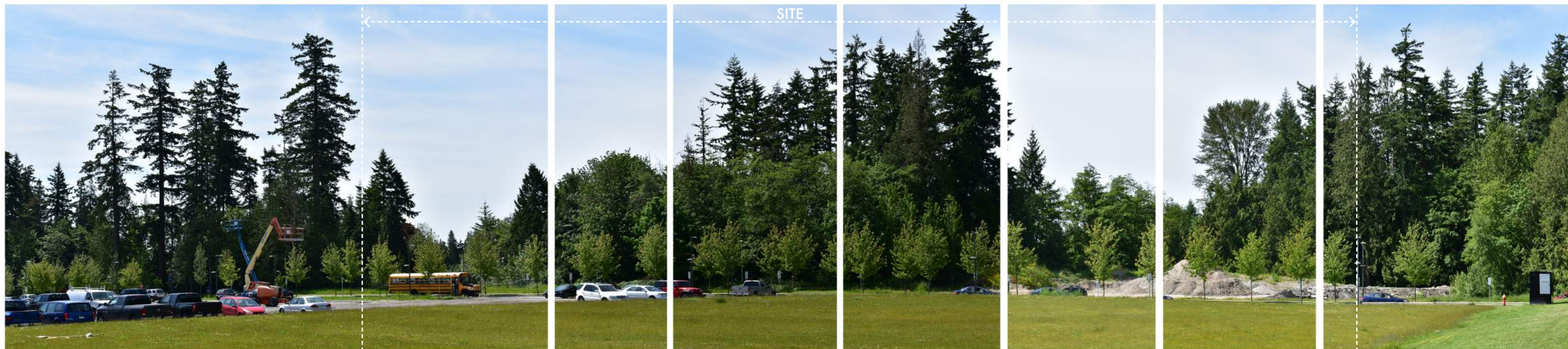
Site Context & Photos



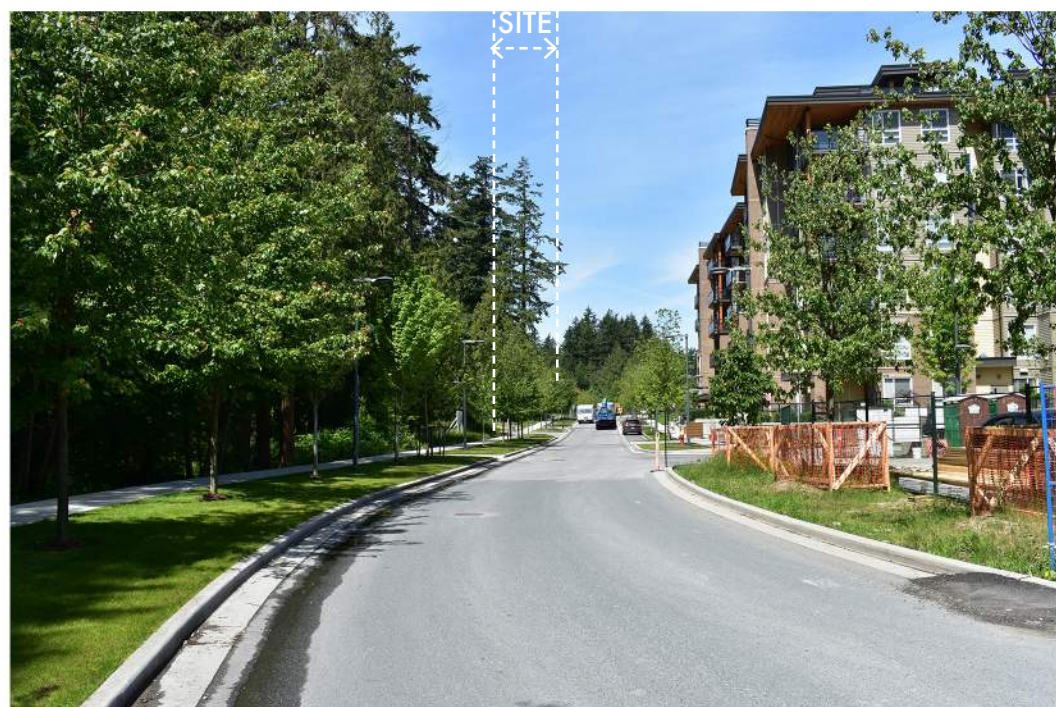
Key _____

X Location/Orientation of Site Photos

Panoramic Elevation Views



1



A FROM ROSS DRIVE LOOKING WEST



B FROM BIRNEY AVE LOOKING SOUTH



C FROM ROSS DRIVE LOOKING EAST



D FROM UBC FARM LOOKING EAST



E FROM UBC FARM LOOKING SOUTH



F FROM UBC FARM LOOKING NORTH



G FROM PATH LOOKING NORTH



H FROM PATH LOOKING WEST



I FROM PATH LOOKING NORTH



J FROM PATH LOOKING WEST



K FROM PATH LOOKING WEST ON SITE



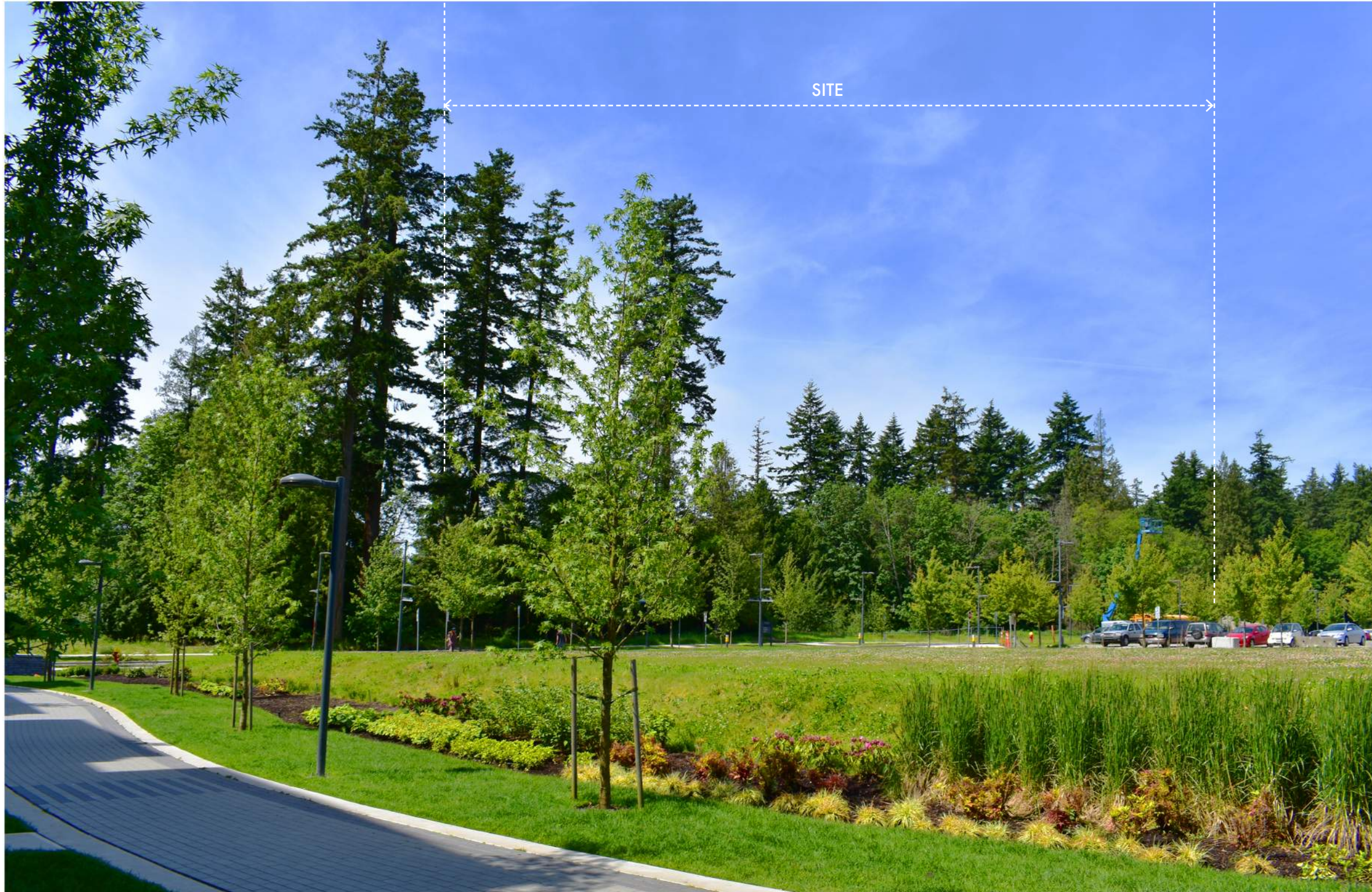
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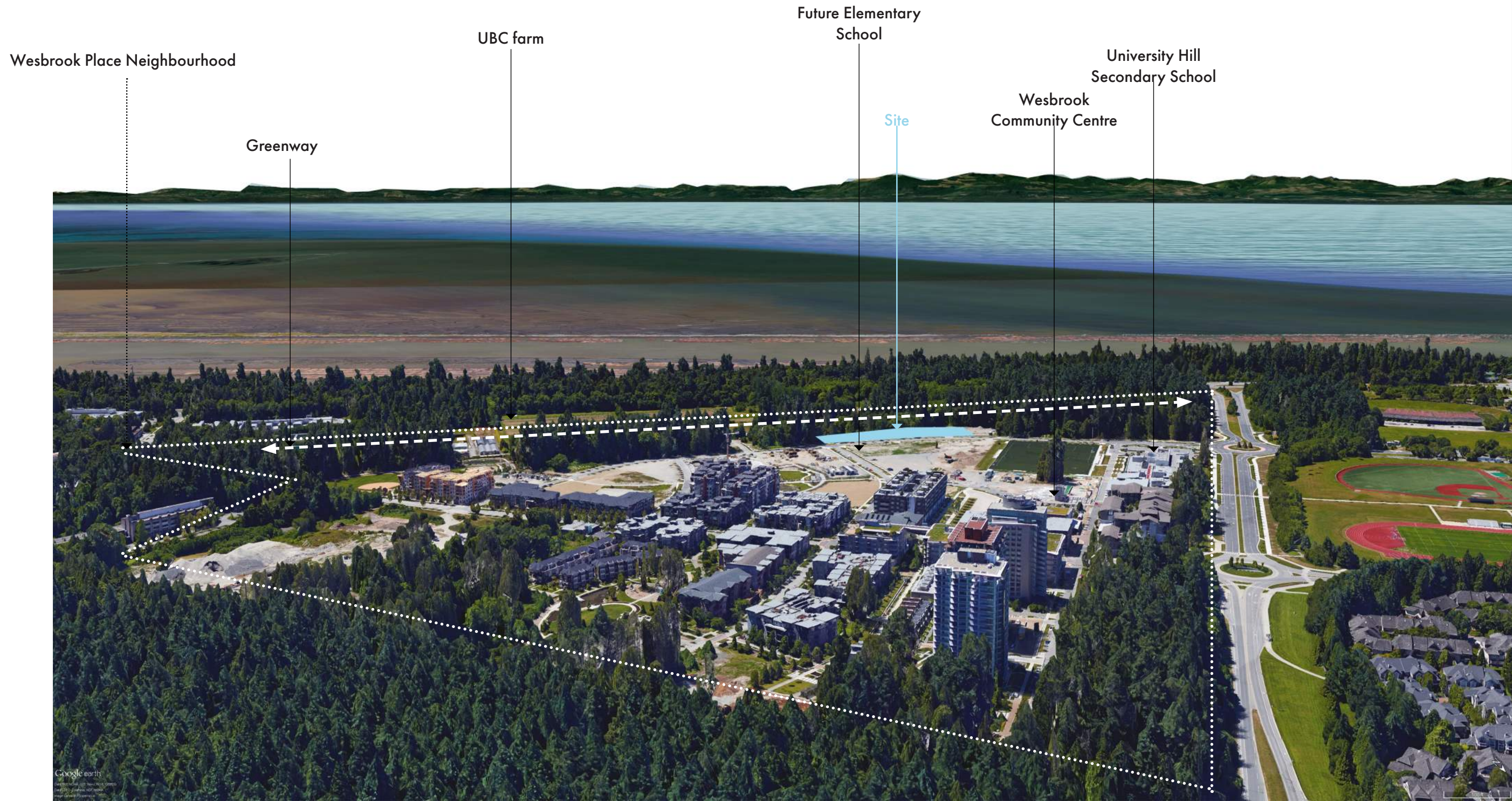
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L FROM UNA COMMUNITY SPORTS FIELD LOOKING SOUTH



M FROM SCHOLARS' GREENWAY LOOKING SOUTH

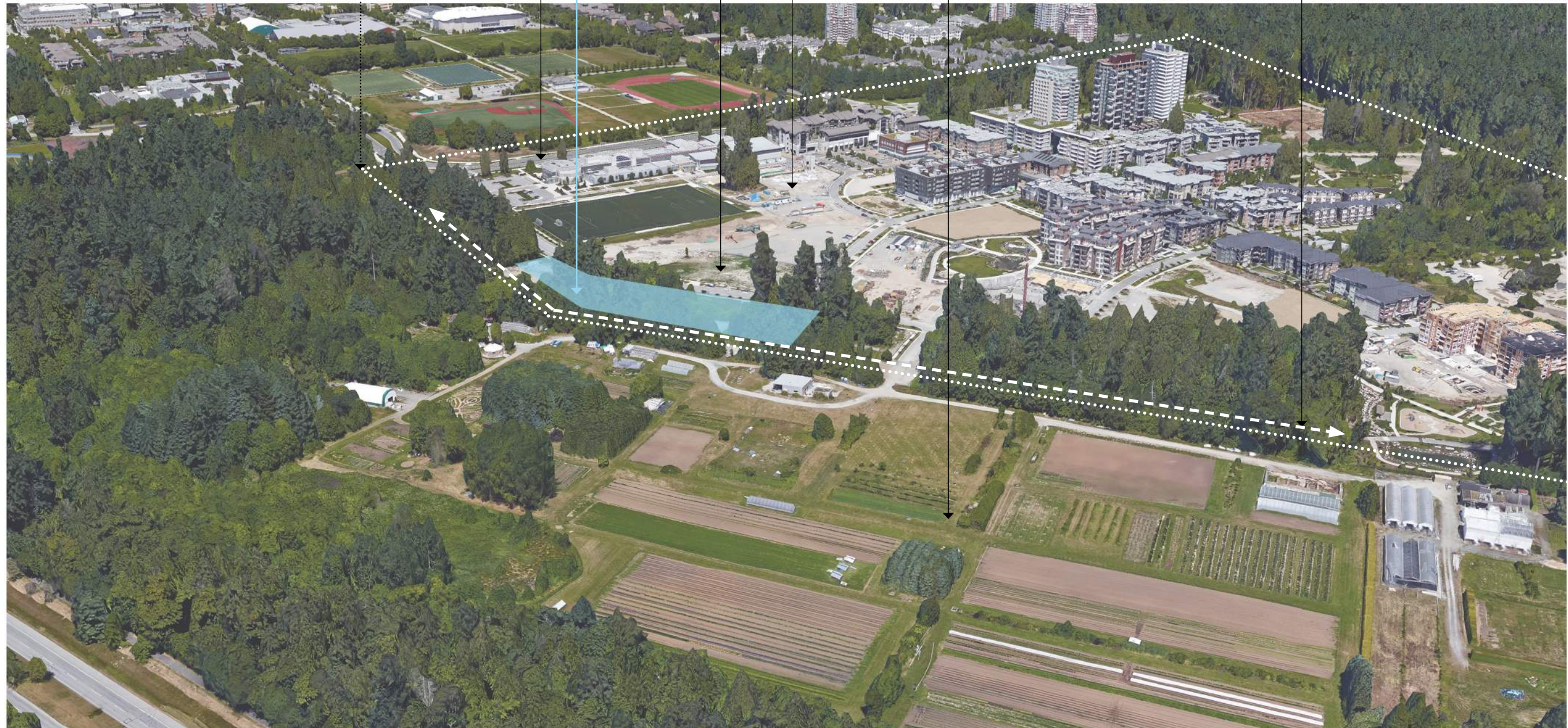


VIEW LOOKING WEST



Wesbrook Place Neighbourhood University Hill Secondary School Future Elementary School Wesbrook Community Centre UBC farm Greenway

Site



VIEW LOOKING NORTH



The Laureates (5638 Birney Ave)



Binning Tower (3355 Binning Rd)



Binning Town Houses (3355 Binning Rd)



Sage Highrise (5787 Berton Ave)



YU Apartment Building (5955 Birney Ave)



Prodigy Apartments (5983 Gray Ave)

Wesbrook Density Plan

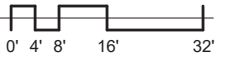


Wesbrook Development Plan

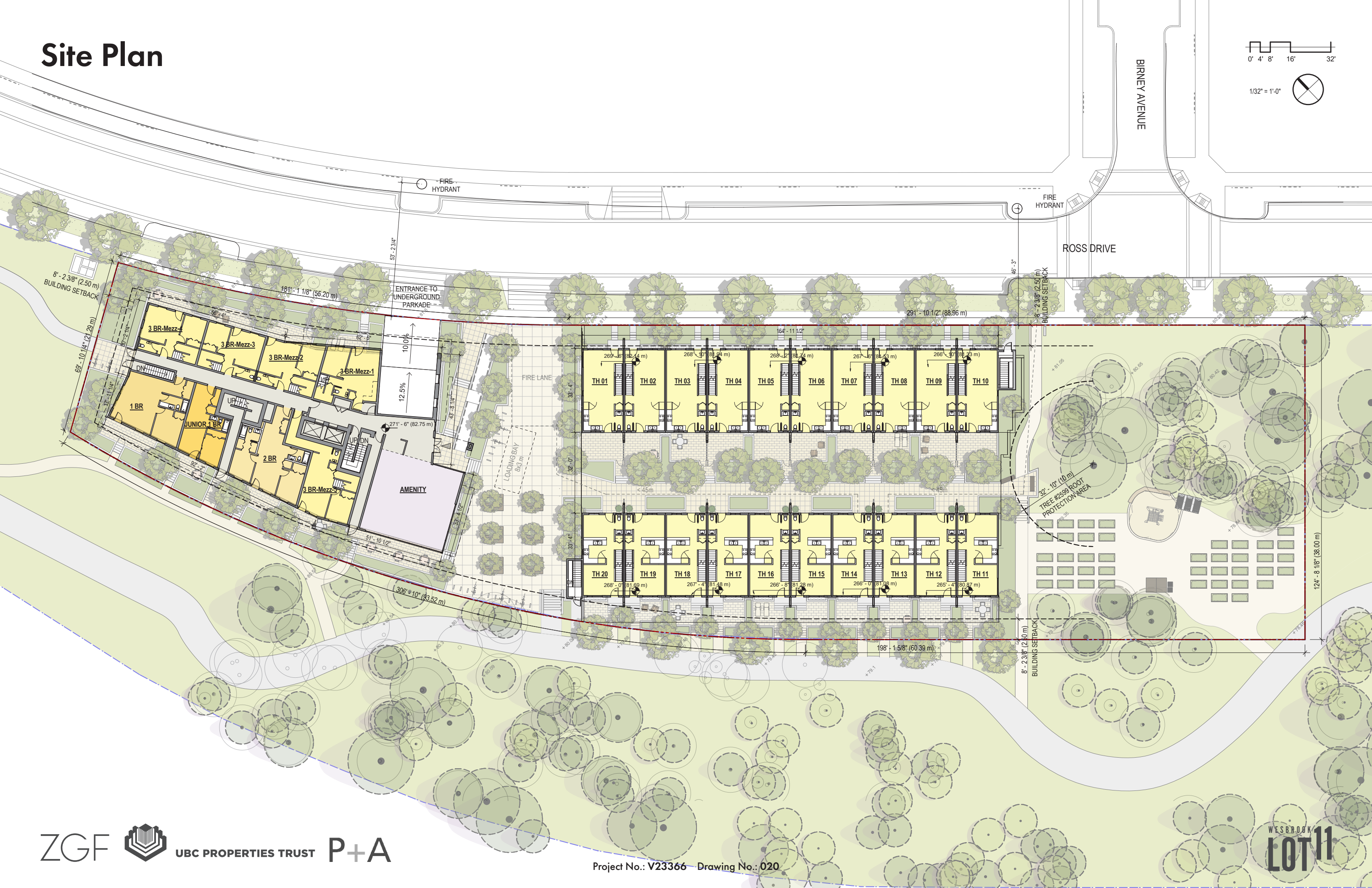


- Built and Current Development
- Future Development
- Green Edge
- Usable Neighbourhood Open Space (UNOS)
- Greenway
- UBC Farm

Site Plan

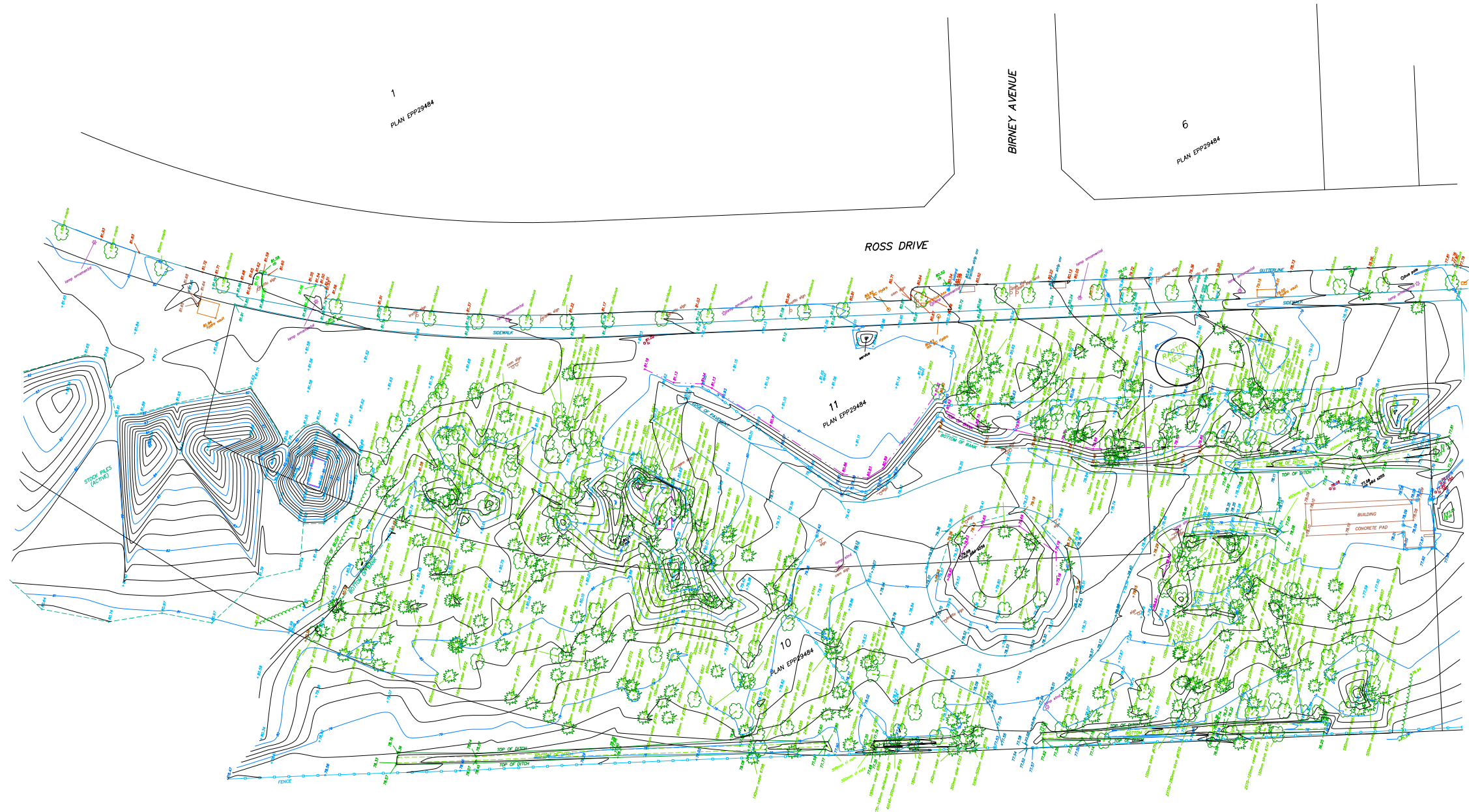
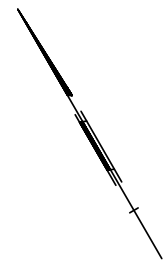


1/32" = 1'-0"



TOPOGRAPHIC SURVEY OF
 LOTS 7, 8, 9, 10 AND 11
 DISTRICT LOT 6494, GROUP 1
 NEW WESTMINSTER DISTRICT, PLAN EPP29484

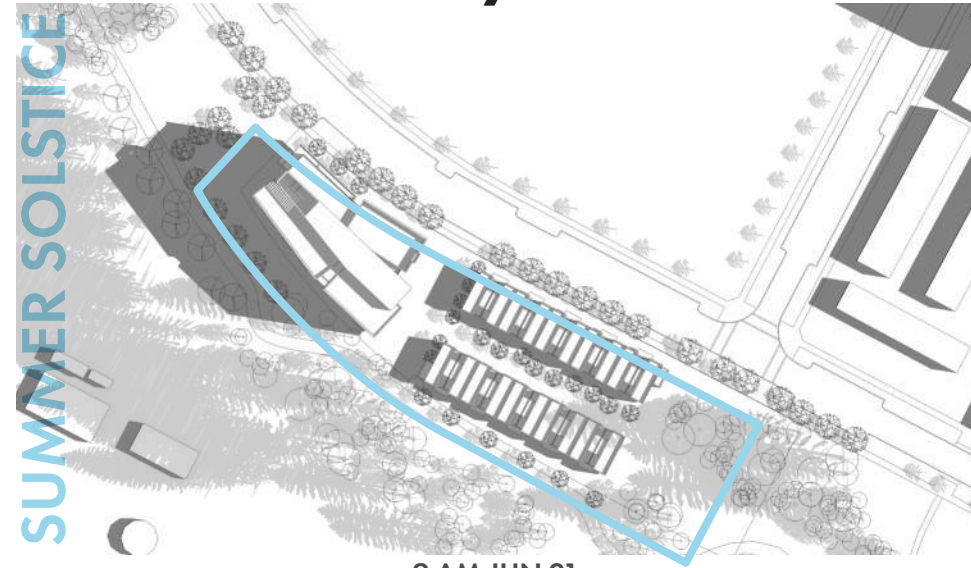
0 2 5 10 15
 SCALE 1 : 250
 ALL DISTANCES ARE IN METRES



NOTES :
 ALL ELEVATIONS AND DISTANCES SHOWN ARE IN METRES.
 ELEVATIONS ARE DERIVED FROM IRLC MONUMENT W-16 LOCATED ON EAST MALL, IN FRONT OF THE CEMEX BUILDING (BETWEEN CUMBERLAND ROAD AND UNIVERSITY BOULEVARD).
 GEODETIC ELEVATION = 93.631
 THIS PLAN SHOWS THE LOCATION OF MOBILE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.
 TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED ARBORIST. TREE SYMBOLS ARE NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELLED.

Shadow Analysis

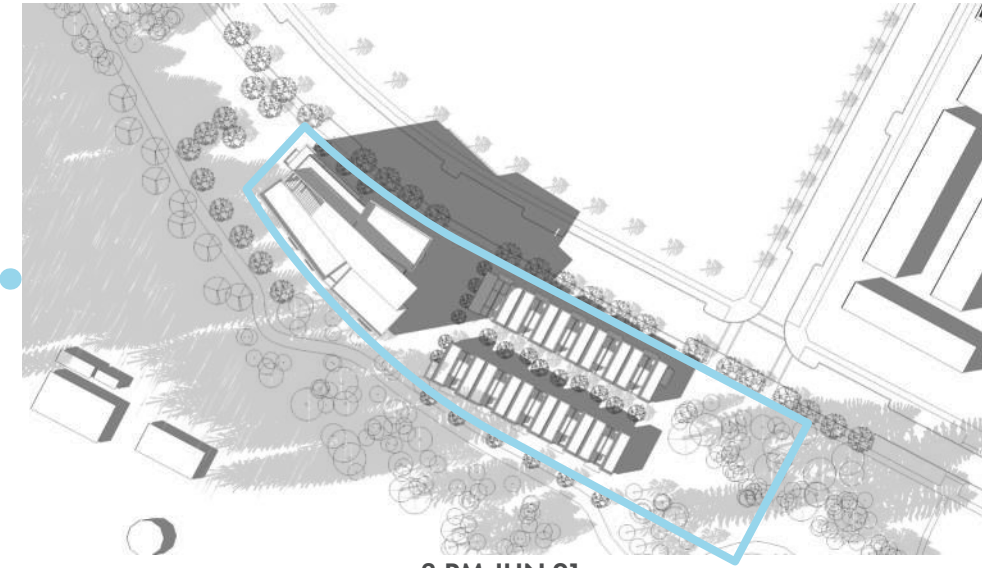
SUMMER SOLSTICE



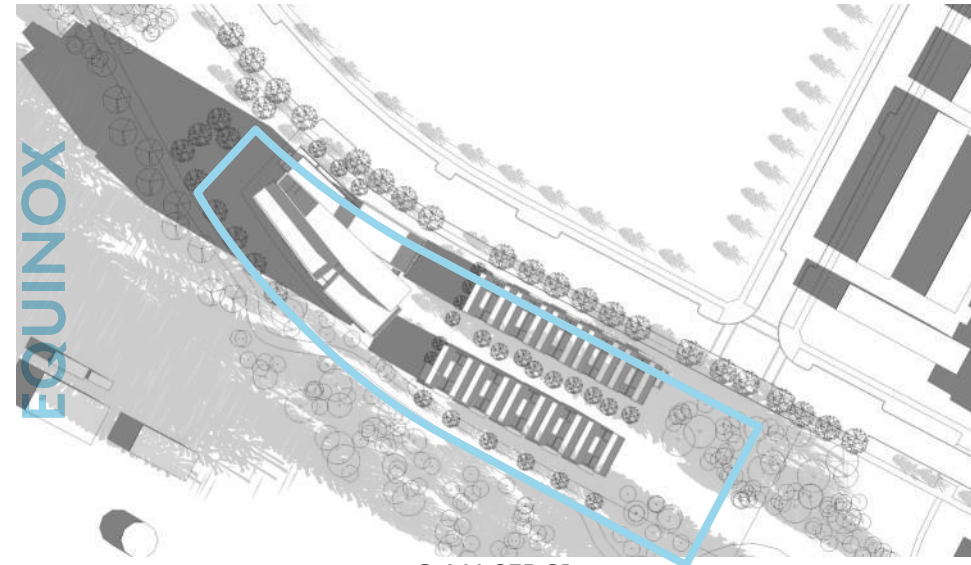
9 AM JUN 21



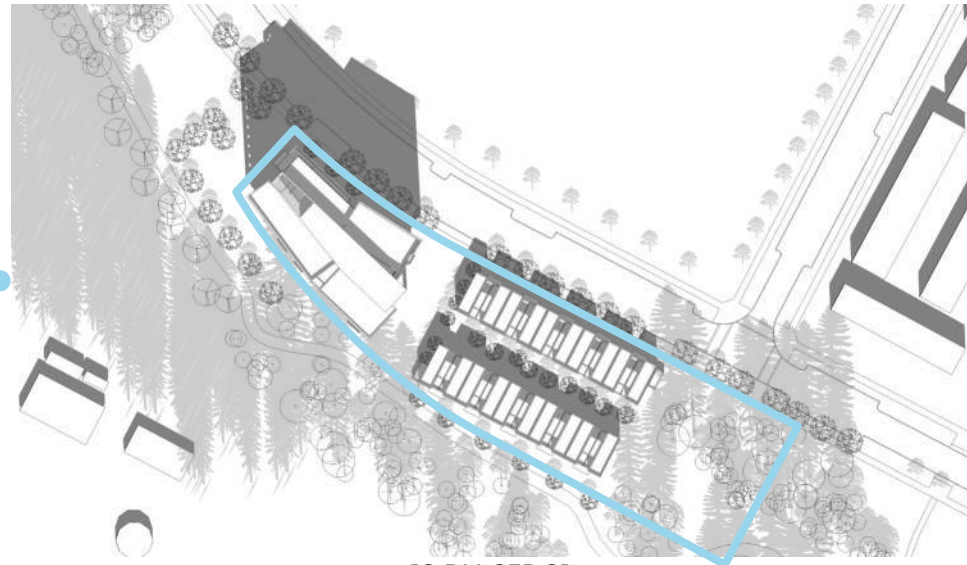
12 PM JUN 21



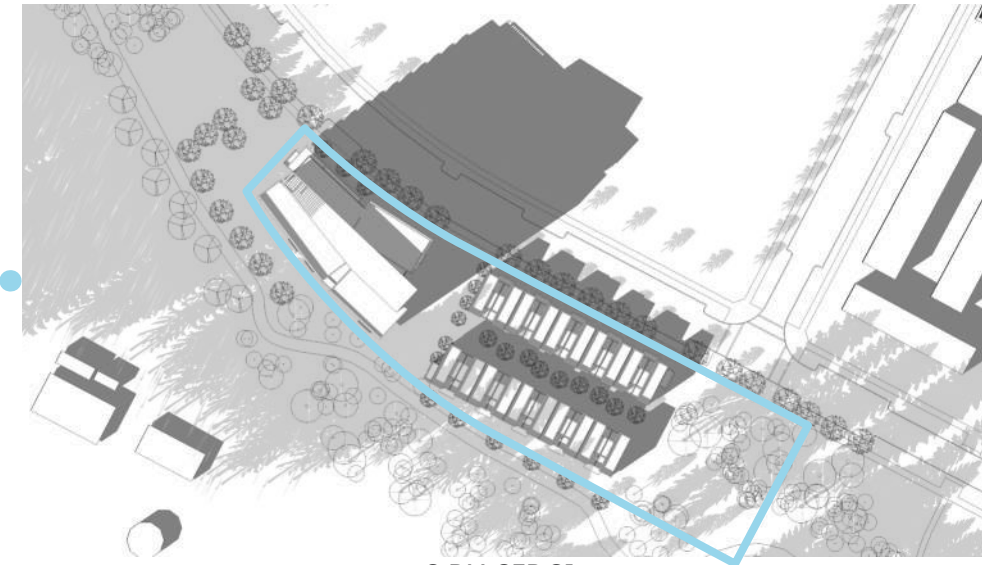
3 PM JUN 21



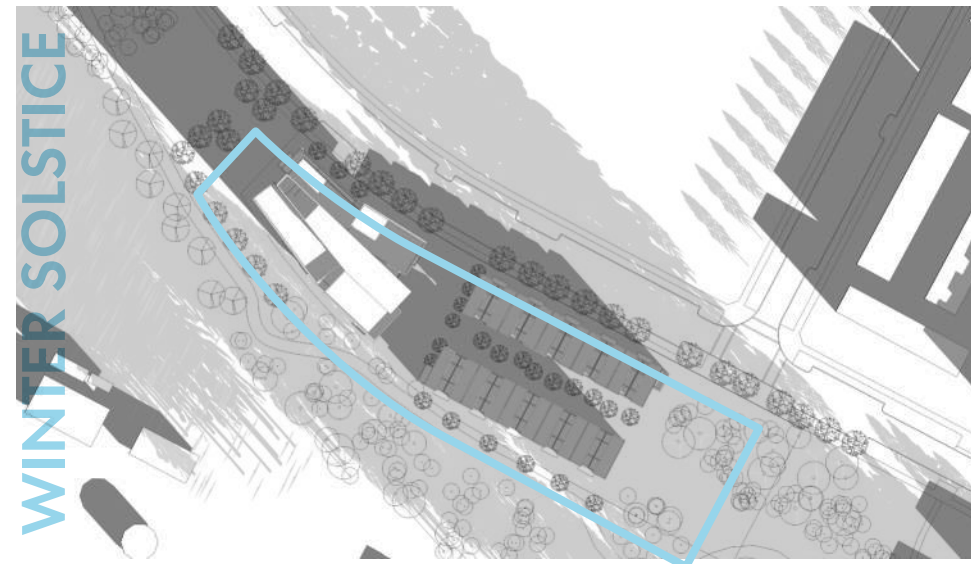
9 AM SEP 21



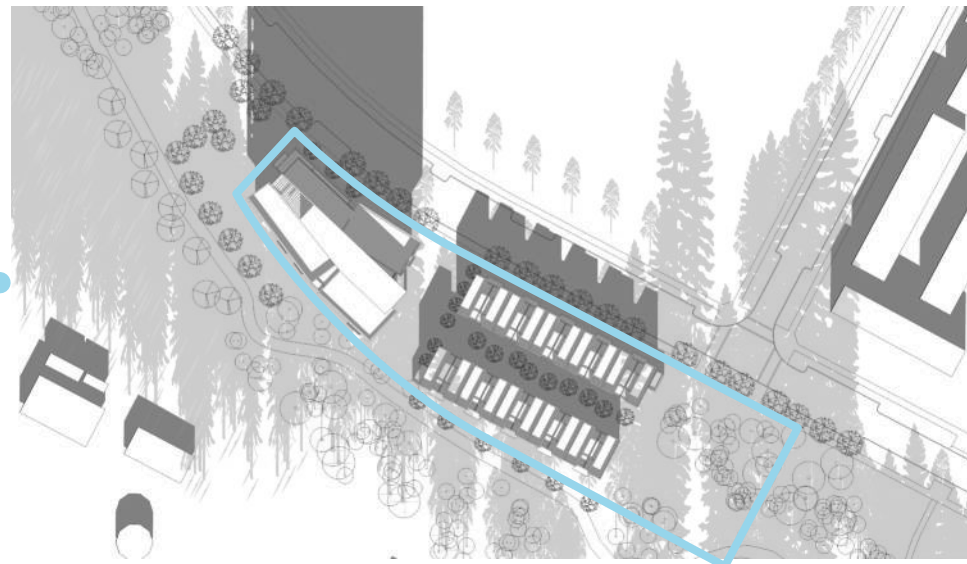
12 PM SEP 21



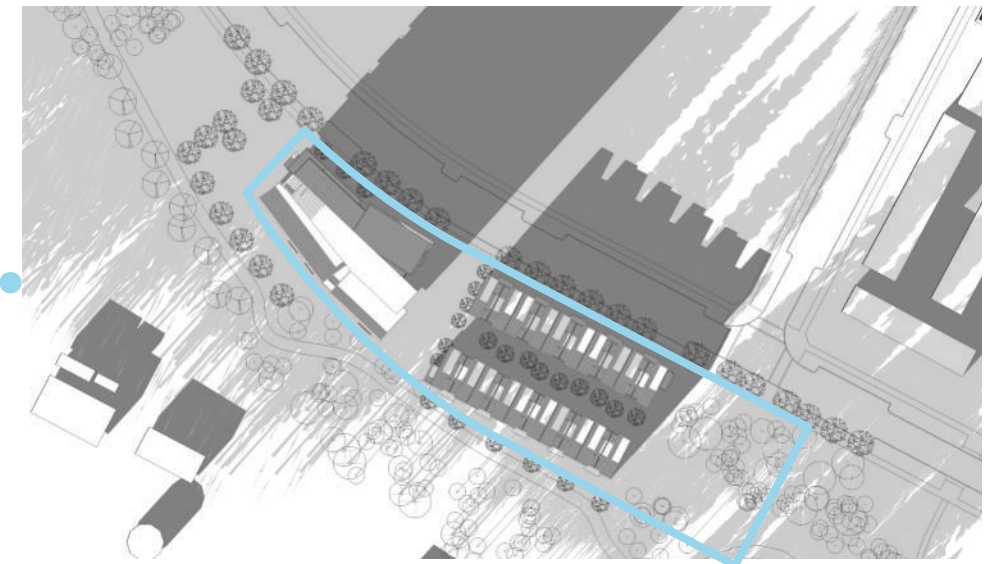
3 PM SEP 21



9 AM DEC 21



12 PM DEC 21



3 PM DEC 21

WINTER SOLSTICE

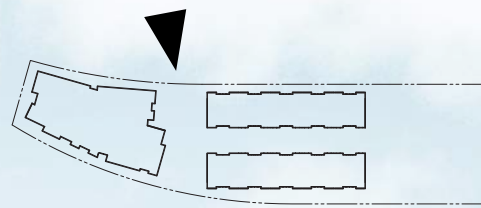
View Perspective / Looking West



View Perspective / Looking East



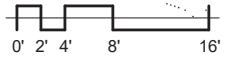
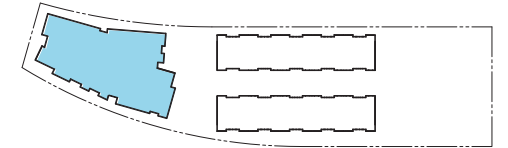
View Perspective / Central Plaza



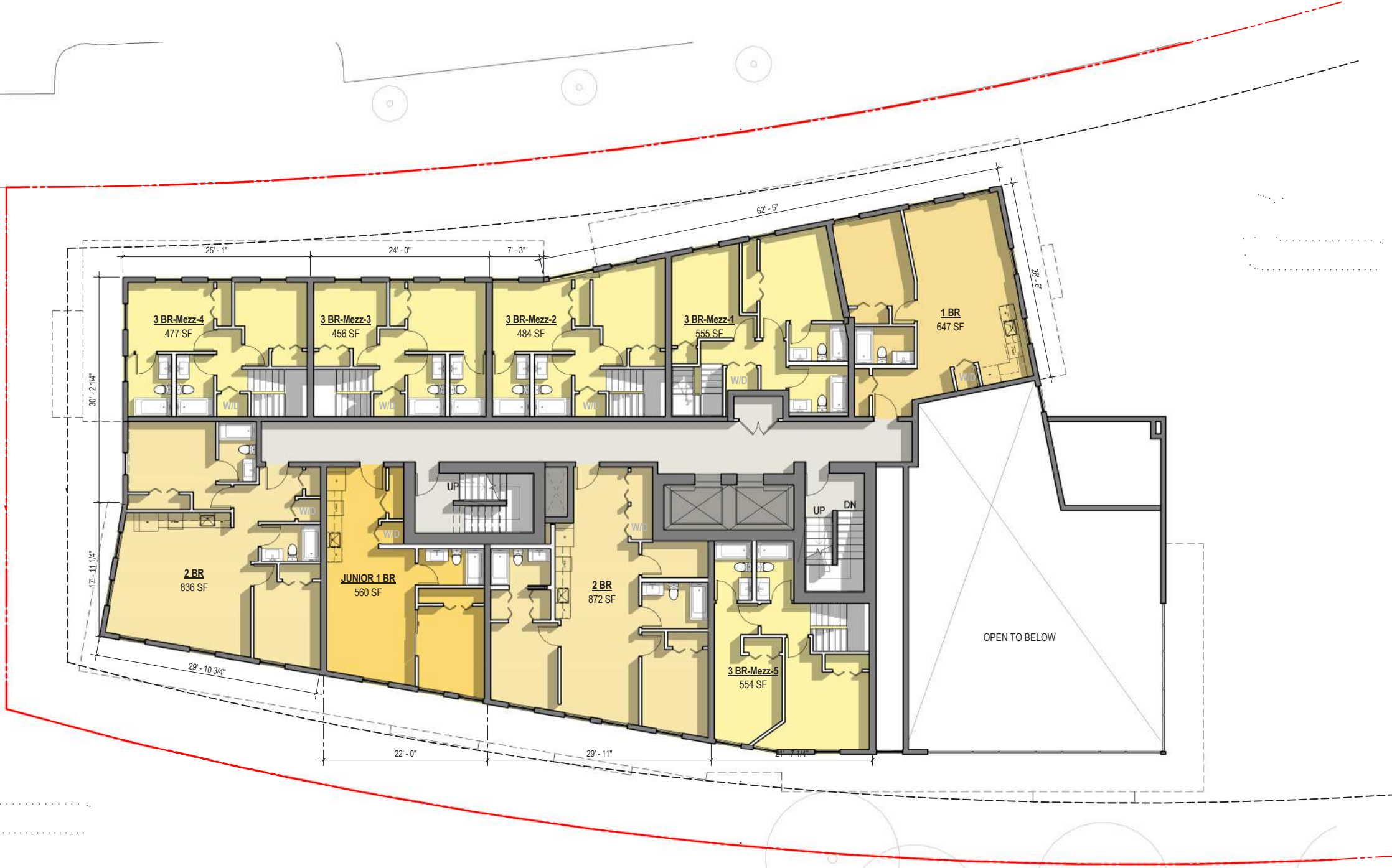
Floor Plan/ Tower Ground Floor



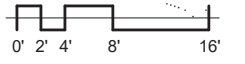
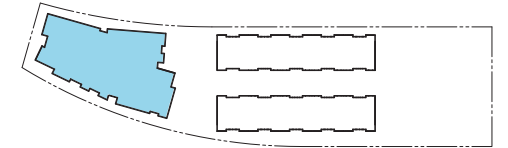
Floor Plan/ Level 2



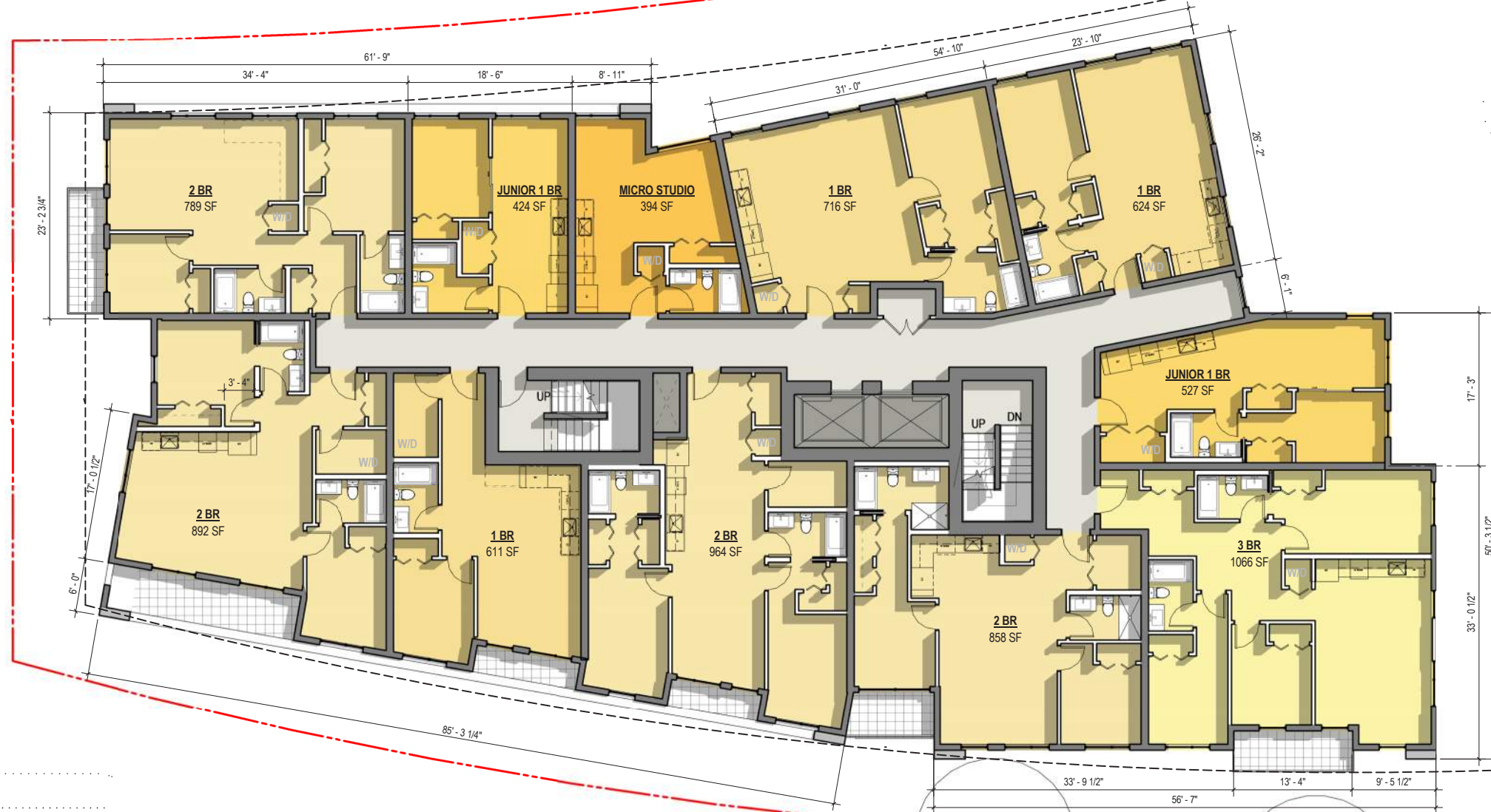
1/16" = 1'-0"



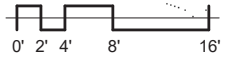
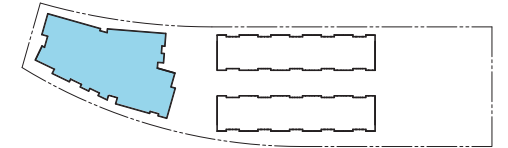
Floor Plan/ Level 03



1/16" = 1'-0"



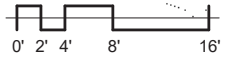
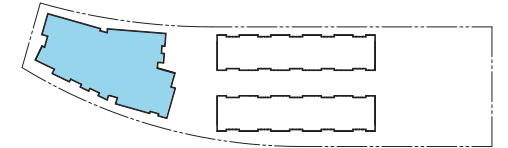
Floor Plan/ Typical Level 04-12



1/16" = 1'-0"



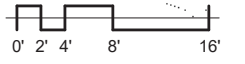
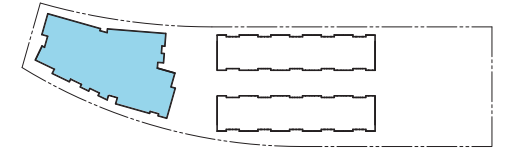
Floor Plan/ Level 13



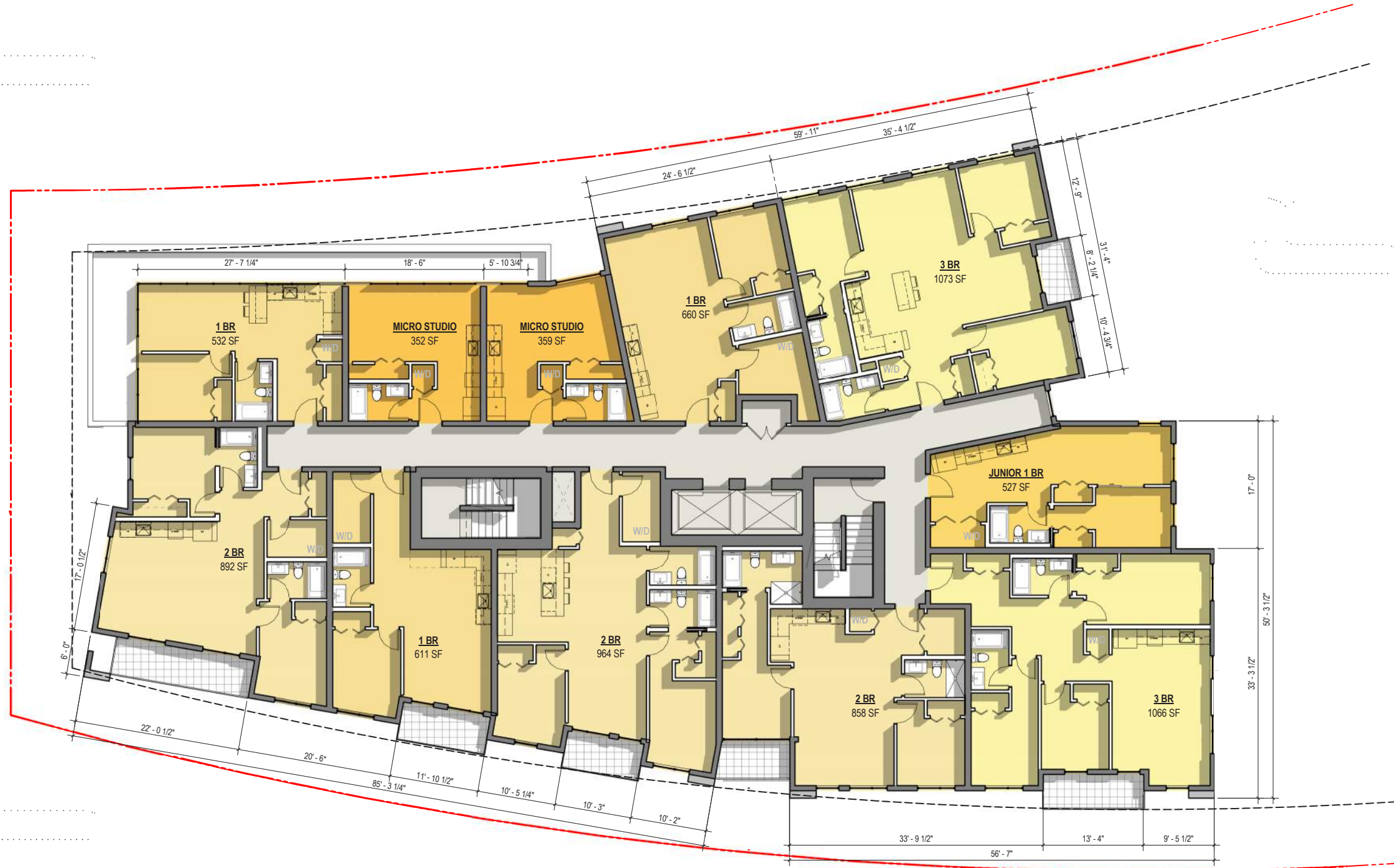
1/16" = 1'-0"



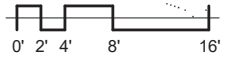
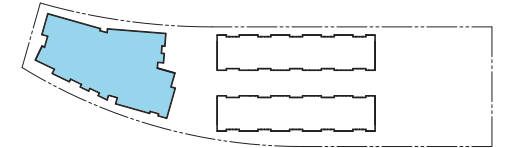
Floor Plan/ Level 14



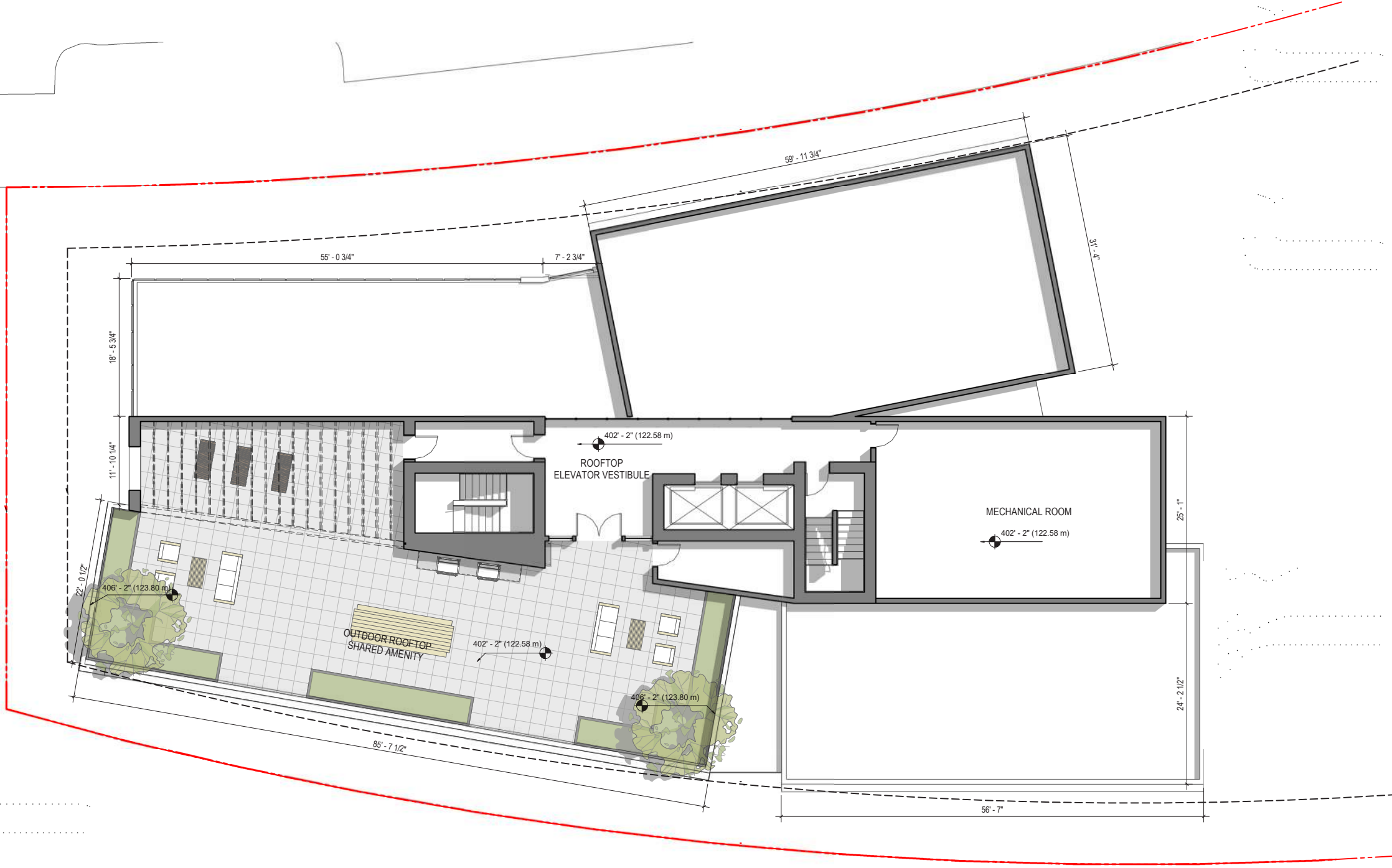
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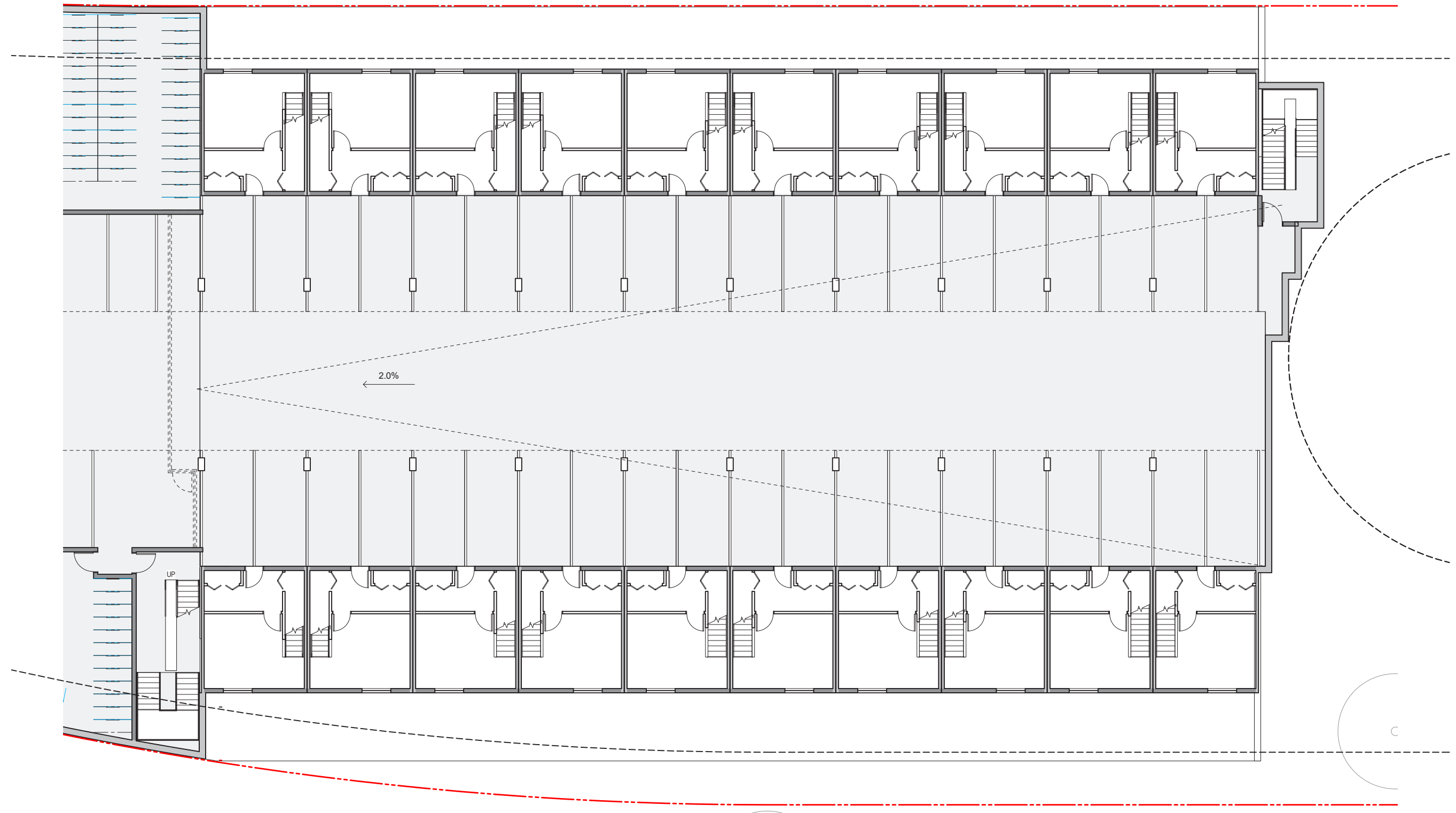
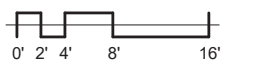
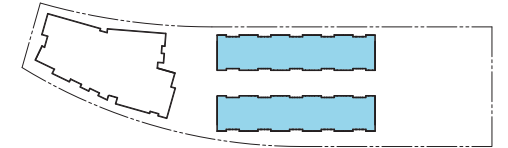
Floor Plan/ Tower Roof Plan



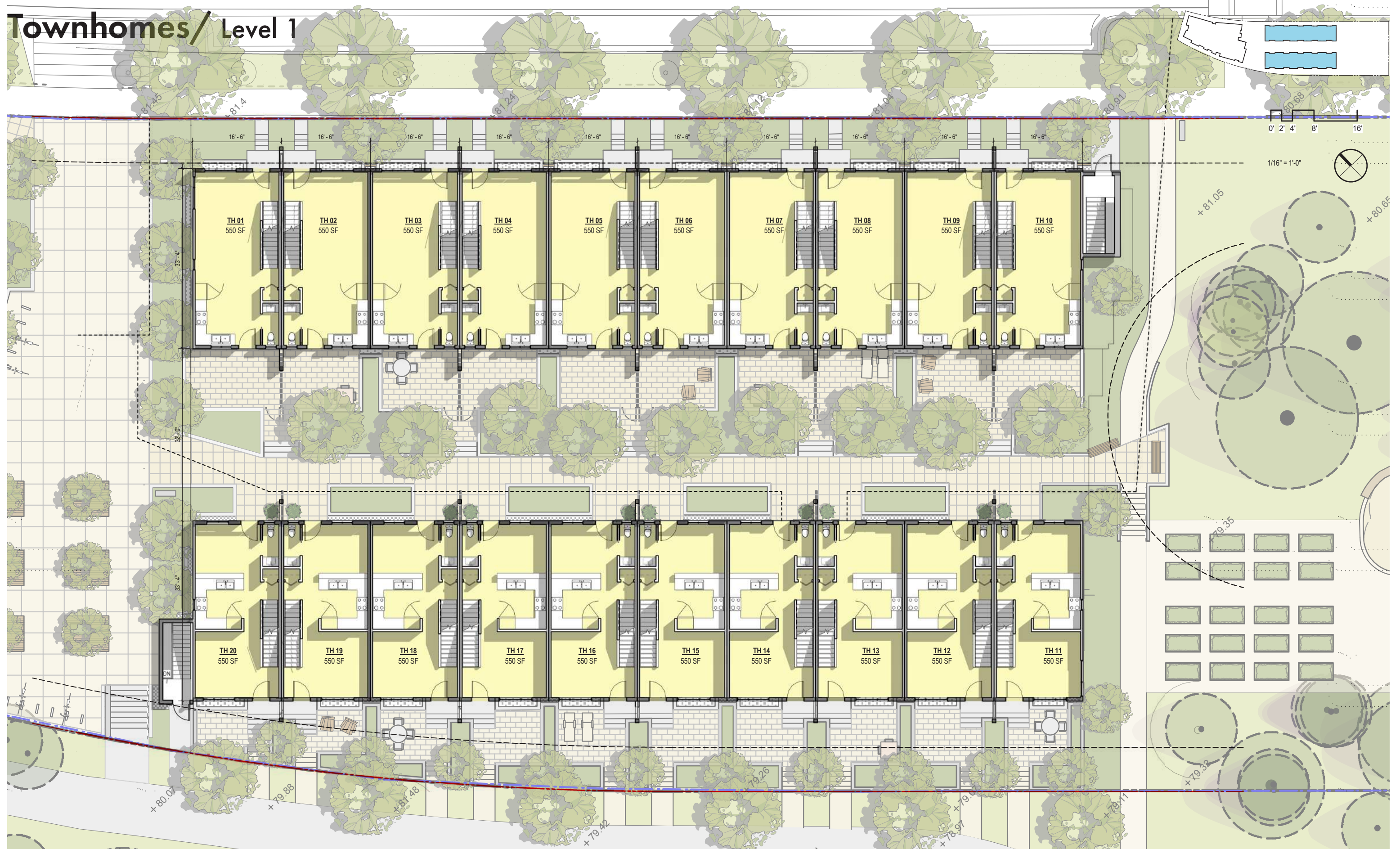
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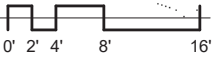
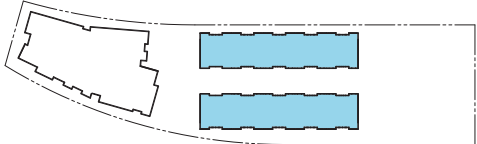
Townhomes/ Basement



Townhomes / Level 1



Townhomes/ Level 2



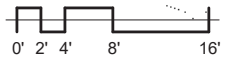
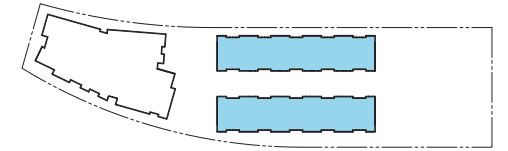
1/16" = 1'-0"



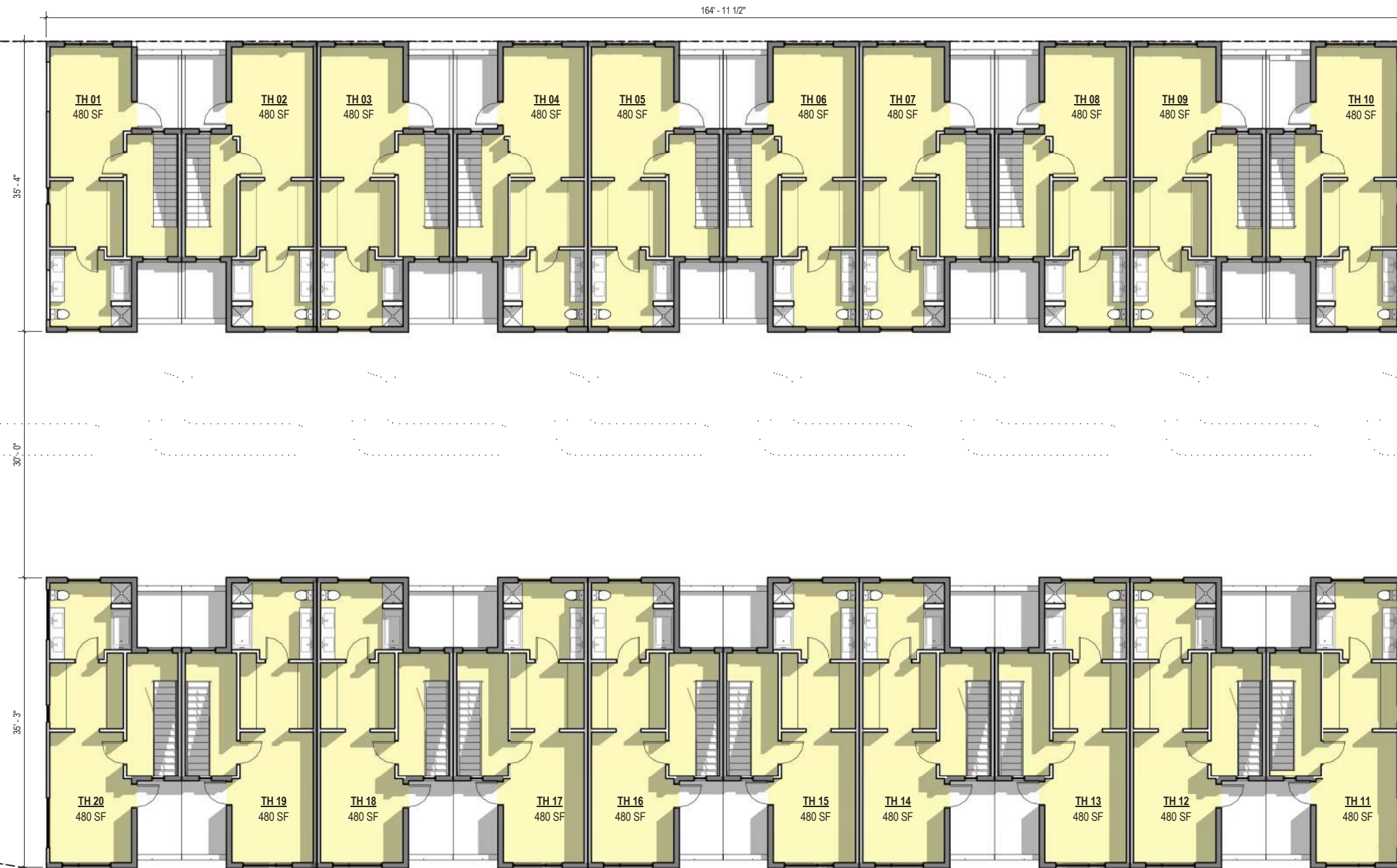
164' - 11 1/2"



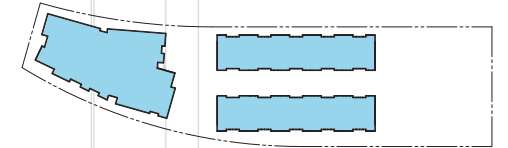
Townhomes / Level 3



1/16" = 1'-0"

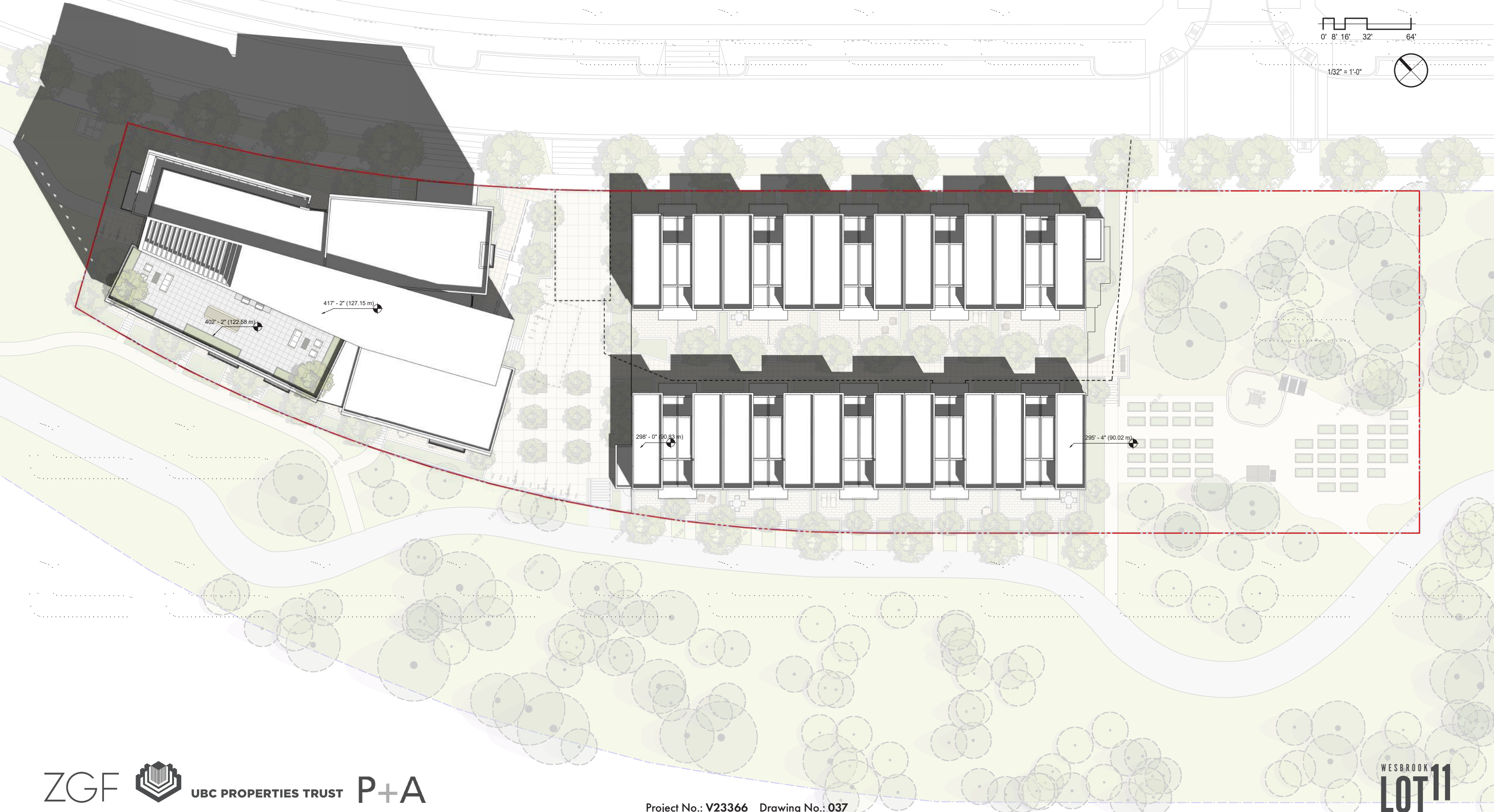


Development Roof Plan

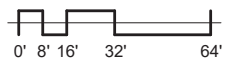
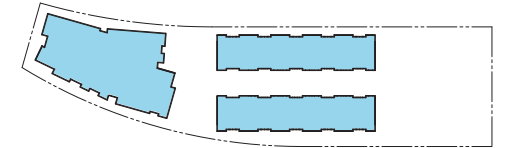


0' 8' 16' 32' 64'

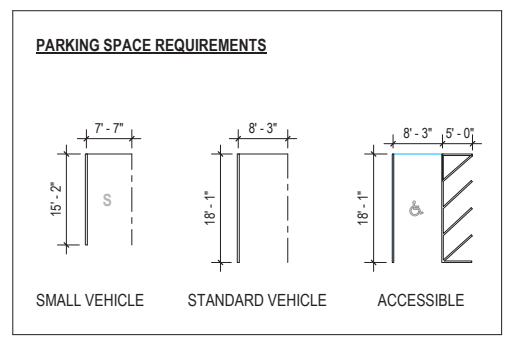
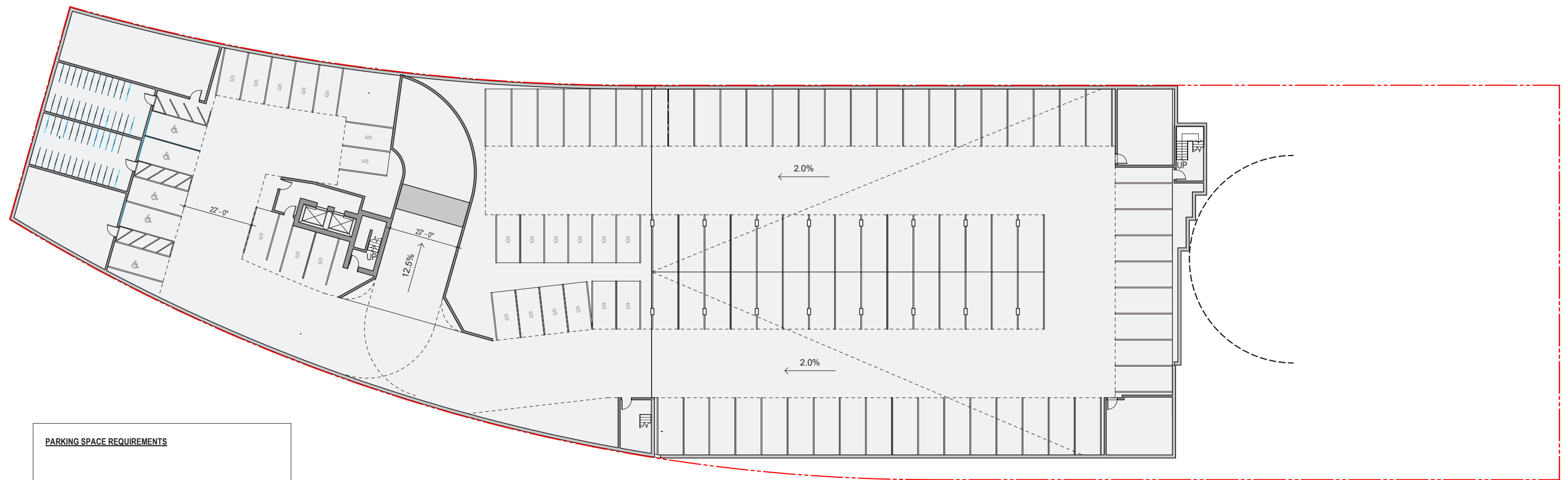
1/32" = 1'-0"



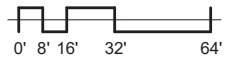
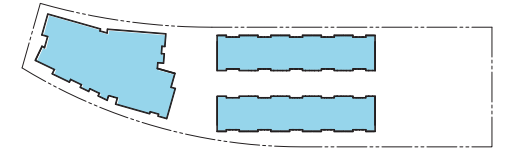
P2 Level



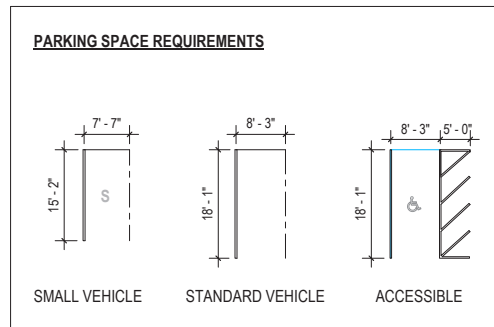
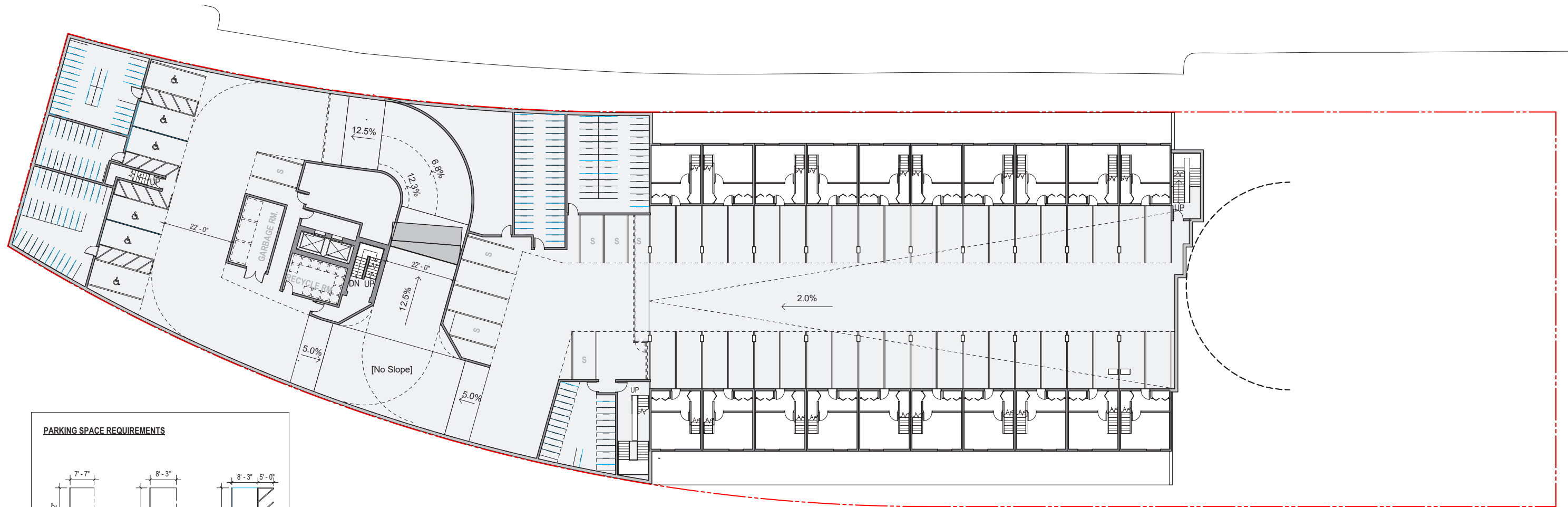
1/32" = 1'-0"



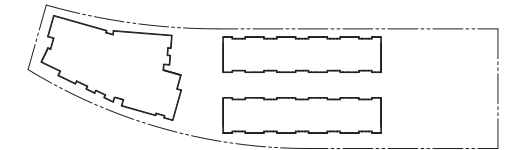
P1 Level



1/32" = 1'-0"

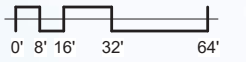


East Elevation/ Ross Drive



MATERIALS

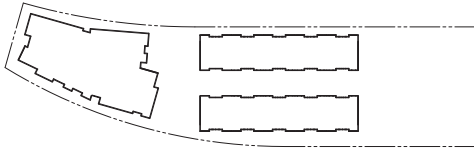
- 1 FIBER CEMENT PANEL SIDING - WHITE
- 2 FIBER CEMENT PANEL SIDING - CHARCOAL
- 3 COMPOSITE WOOD PANEL
- 4 BUFF BRICK
- 5 ARCHITECTURAL CONCRETE



1/32" = 1'-0"

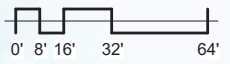


West Elevation/ Greenway



MATERIALS

- 1 FIBER CEMENT PANEL SIDING - WHITE
- 2 FIBER CEMENT PANEL SIDING - CHARCOAL
- 3 COMPOSITE WOOD PANEL
- 4 BUFF BRICK
- 5 ARCHITECTURAL CONCRETE

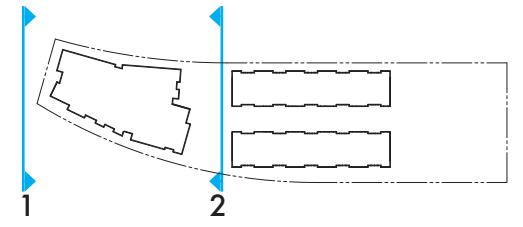


1/32" = 1'-0"



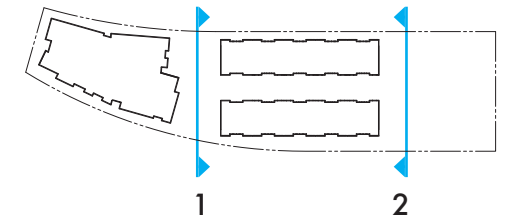
North Elevation/ Tower

South Elevation/ Tower



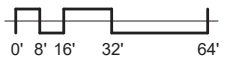
North Elevation/ Townhomes

South Elevation/ Townhomes

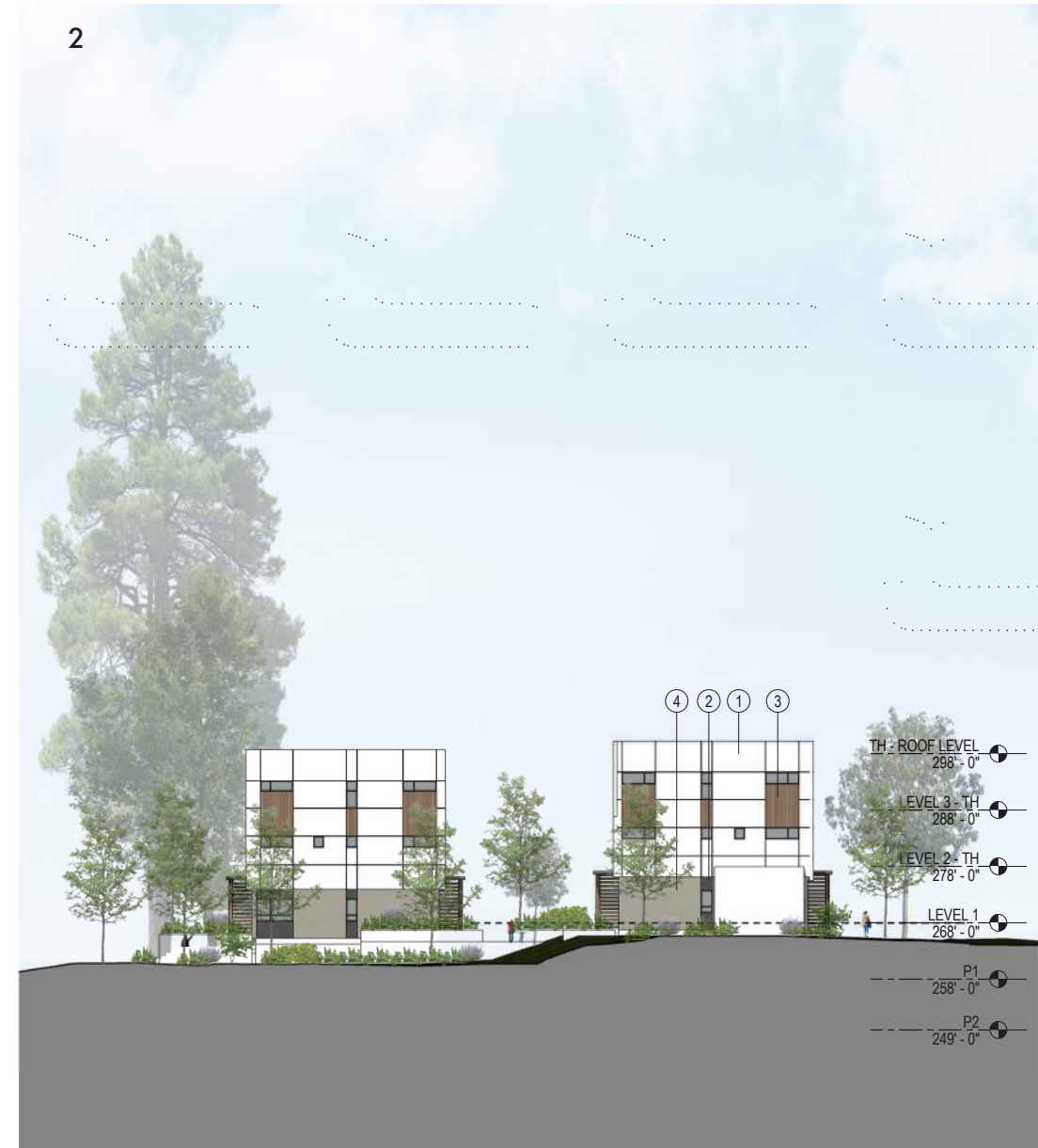


MATERIALS

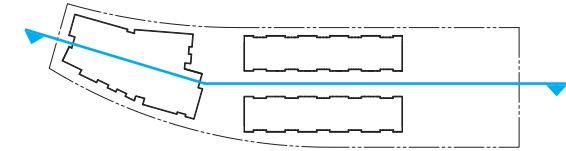
- 1 FIBER CEMENT PANEL SIDING - WHITE
- 2 FIBER CEMENT PANEL SIDING - CHARCOAL
- 3 COMPOSITE WOOD PANEL
- 4 BUFF BRICK
- 5 ARCHITECTURAL CONCRETE



1/32" = 1'-0"



Site Section



MATERIALS

- 1 FIBER CEMENT PANEL SIDING - WHITE
- 2 FIBER CEMENT PANEL SIDING - CHARCOAL
- 3 COMPOSITE WOOD PANEL
- 4 BUFF BRICK
- 5 ARCHITECTURAL CONCRETE



1/32" = 1'-0"



Townhome Sections

